



**Address:** [8309 WINTER FALLS TR](#)  
**City:** FORT WORTH  
**Georeference:** 23264H-17-13  
**Subdivision:** LAKES OF RIVER TRAILS ADDITION  
**Neighborhood Code:** 3T010B

**Latitude:** 32.805713576  
**Longitude:** -97.1996430656  
**TAD Map:** 2090-412  
**MAPSCO:** TAR-052Y



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** LAKES OF RIVER TRAILS  
ADDITION Block 17 Lot 13

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
HURST-EULESS-BEDFORD ISD (916)

**Site Number:** 40586553

**Site Name:** LAKES OF RIVER TRAILS ADDITION-17-13

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,985

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,830

**Land Acres<sup>\*</sup>:** 0.1338

**Pool:** N

**State Code:** A

**Year Built:** 2005

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$399,092

**Protest Deadline Date:** 5/24/2024

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

SPAHOVIC ED

**Primary Owner Address:**

8309 WINTER FALLS TRL  
HURST, TX 76053

**Deed Date:** 12/9/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222289792](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SPAHOVIC ED;SPAHOVIC NERMINA	1/11/2017	<a href="#">D217008389</a>		
GOFF BARBARA JEAN	10/25/2013	000000000000000	0000000	0000000
GOFF BARBAR;GOFF MARVIN L EST	7/11/2005	<a href="#">D205238135</a>	0000000	0000000
CRESENT BUILDERS INC	3/7/2005	<a href="#">D205070232</a>	0000000	0000000
RIVERBEND INVESTMENT LTD	1/1/2004	000000000000000	0000000	0000000

## VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised <sup>+</sup>
2025	\$324,092	\$75,000	\$399,092	\$399,092
2024	\$324,092	\$75,000	\$399,092	\$384,110
2023	\$346,888	\$50,000	\$396,888	\$349,191
2022	\$271,642	\$50,000	\$321,642	\$317,446
2021	\$238,587	\$50,000	\$288,587	\$288,587
2020	\$221,379	\$50,000	\$271,379	\$271,379

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

## EXEMPTIONS / SPECIAL APPRAISAL

- HOMESTEAD GENERAL 11.13(b)

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.