



**Address:** [8213 RIVERSPRINGS DR](#)  
**City:** FORT WORTH  
**Georeference:** 23264H-15-42  
**Subdivision:** LAKES OF RIVER TRAILS ADDITION  
**Neighborhood Code:** 3T010B

**Latitude:** 32.8042427327  
**Longitude:** -97.2007324493  
**TAD Map:** 2090-412  
**MAPSCO:** TAR-066C



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 15 Lot 42

**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:** 40883469

**Site Name:** LAKES OF RIVER TRAILS ADDITION-15-42

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,058

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,500

**Land Acres<sup>\*</sup>:** 0.1262

**Pool:** N

**State Code:** A

**Year Built:** 2006

**Personal Property Account:** N/A

**Agent:** None

**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:**

SMESTAD JASON  
SMESTAD MARIA C

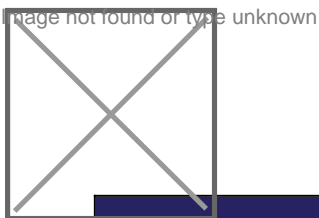
**Primary Owner Address:**  
8213 RIVERSPRINGS DR  
HURST, TX 76053

**Deed Date:** 4/17/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219080601](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ESCALERA BARBARA	7/23/2012	<a href="#">D212179380</a>	0000000	0000000
FEDERAL HOME LOAN MORTG CORP	5/1/2012	<a href="#">D212117690</a>	0000000	0000000
LIVELY ANNA L	3/9/2007	<a href="#">D207088757</a>	0000000	0000000
CRESCENT BUILDERS INC	10/17/2005	<a href="#">D205320155</a>	0000000	0000000
RIVERBEND INVESTMENTS LTD	1/1/2005	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	\$330,508	\$75,000	\$405,508	\$405,508
2024	\$330,508	\$75,000	\$405,508	\$405,508
2023	\$353,776	\$50,000	\$403,776	\$403,776
2022	\$276,929	\$50,000	\$326,929	\$326,929
2021	\$243,169	\$50,000	\$293,169	\$293,169
2020	\$225,590	\$50,000	\$275,590	\$275,590

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

There are no exemptions for this property

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.