



**Address:** [8209 TRINITY VISTA TR](#)  
**City:** FORT WORTH  
**Georeference:** 23264H-16-20  
**Subdivision:** LAKES OF RIVER TRAILS ADDITION  
**Neighborhood Code:** 3T010B

**Latitude:** 32.8049892925  
**Longitude:** -97.2008778139  
**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 16 Lot 20

**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)

**State Code:** A

**Year Built:** 2007

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 40883531

**Site Name:** LAKES OF RIVER TRAILS ADDITION-16-20

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,898

**Percent Complete:** 100%

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

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

**Pool:** N

<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:**

MELEK YASMEEN  
BEBAWY REDA

**Primary Owner Address:**  
8209 TRINITY VISTA TRL  
HURST, TX 76053

**Deed Date:** 7/25/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223132194](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
EL ATAWNEH SULEIMAN;SALEH SHADA	10/15/2021	<a href="#">D221326210</a>		
EL-ATAWNEH SULEIMAN	8/18/2014	<a href="#">D214180472</a>		
JENKS DANIEL;JENKS SABRINA	1/31/2008	<a href="#">D208038453</a>	0000000	0000000
MACK CLARK HOMES INC	1/28/2006	<a href="#">D206249851</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	\$320,812	\$75,000	\$395,812	\$395,812
2024	\$320,812	\$75,000	\$395,812	\$395,812
2023	\$329,000	\$50,000	\$379,000	\$336,751
2022	\$268,986	\$50,000	\$318,986	\$306,137
2021	\$228,306	\$50,000	\$278,306	\$278,306
2020	\$219,330	\$50,000	\$269,330	\$269,330

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.