



**Address:** [8201 WINTER FALLS TR](#)  
**City:** FORT WORTH  
**Georeference:** 23264H-20-3  
**Subdivision:** LAKES OF RIVER TRAILS ADDITION  
**Neighborhood Code:** 3T010B

**Latitude:** 32.8057030407  
**Longitude:** -97.2019596885  
**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 20 Lot 3

**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:** 40883752

**Site Name:** LAKES OF RIVER TRAILS ADDITION-20-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,519

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,098

**Land Acres<sup>\*</sup>:** 0.1399

**Pool:** N

**State Code:** A

**Year Built:** 2006

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$316,000

**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:**

AVELLANEDA KARINA

**Primary Owner Address:**

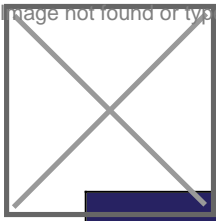
8201 WINTER FALLS TR  
HURST, TX 76053-7450

**Deed Date:** 10/16/2009

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D209279463](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
GUTHRIE BRENT C;GUTHRIE MICHELLE	9/27/2007	<a href="#">D207349202</a>	0000000	0000000
TARRANT ACQUISITION LTD	1/20/2006	<a href="#">D206024794</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	\$215,000	\$75,000	\$290,000	\$290,000
2024	\$241,000	\$75,000	\$316,000	\$313,605
2023	\$268,321	\$50,000	\$318,321	\$285,095
2022	\$210,852	\$50,000	\$260,852	\$259,177
2021	\$185,615	\$50,000	\$235,615	\$235,615
2020	\$172,482	\$50,000	\$222,482	\$222,482

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.