



Address: [3145 WELL SPRINGS DR](#)
City: FORT WORTH
Georeference: 23264H-22-31
Subdivision: LAKES OF RIVER TRAILS ADDITION
Neighborhood Code: 3T010B

Latitude: 32.8058204229
Longitude: -97.2033025767
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 22 Lot 31

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: 41138910
Site Name: LAKES OF RIVER TRAILS ADDITION-22-31
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size ⁺⁺⁺: 1,978
Percent Complete: 100%
Land Sqft ^{*}: 6,534
Land Acres ^{*}: 0.1500
Pool: N

State Code: A
Year Built: 2006
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$399,672
Protest Deadline Date: 5/24/2024

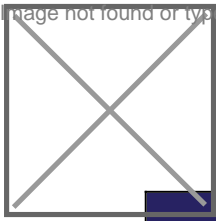
+++ Rounded.

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

OWNER INFORMATION

Current Owner:
ARIOLA STEPHANIE
Primary Owner Address:
3145 WELL SPRINGS DR
HURST, TX 76053-7470

Deed Date: 12/22/2006
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D206406849](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
TARRANT ACQUISITION LTD	8/28/2006	D206273119	0000000	0000000
RIVERBEND INVESTMENT LTD	1/1/2006	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 ⁺
2025	\$324,672	\$75,000	\$399,672	\$399,672
2024	\$324,672	\$75,000	\$399,672	\$384,511
2023	\$347,527	\$50,000	\$397,527	\$349,555
2022	\$272,047	\$50,000	\$322,047	\$317,777
2021	\$238,888	\$50,000	\$288,888	\$288,888
2020	\$221,622	\$50,000	\$271,622	\$271,622

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.