



Address: [8113 WINTER FALLS TR](#)
City: FORT WORTH
Georeference: 23264H-20-5
Subdivision: LAKES OF RIVER TRAILS ADDITION
Neighborhood Code: 3T010B

Latitude: 32.805664495
Longitude: -97.2022969503
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 5

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: 41235029

Site Name: LAKES OF RIVER TRAILS ADDITION-20-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size ⁺⁺⁺: 2,070

Percent Complete: 100%

Land Sqft ^{*}: 5,749

Land Acres ^{*}: 0.1319

Pool: N

State Code: A

Year Built: 2009

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$411,285

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:

BOMJAN UJJWAL

NAPIT SUMEETA

Primary Owner Address:

8113 WINTER FALLS TRL
HURST, TX 76053

Deed Date: 4/10/2024

Deed Volume:

Deed Page:

Instrument: [D224061533](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SIRIANNI MARK S;SIRIANNI PETER A	8/8/2023	D224061532		
SIRIANNI PETER V	10/1/2009	D209266443	0000000	0000000
MACK CLARK HOMES INC	3/14/2008	D208098766	0000000	0000000
RIVERBEND INVESTMENT LTD	1/1/2007	00000000000000	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	\$336,285	\$75,000	\$411,285	\$411,285
2024	\$336,285	\$75,000	\$411,285	\$411,285
2023	\$359,922	\$50,000	\$409,922	\$359,893
2022	\$281,771	\$50,000	\$331,771	\$327,175
2021	\$247,432	\$50,000	\$297,432	\$297,432
2020	\$229,549	\$50,000	\$279,549	\$279,549

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.