



Address: [8116 TRINITY VISTA TR](#)
City: FORT WORTH
Georeference: 23264H-22-17
Subdivision: LAKES OF RIVER TRAILS ADDITION
Neighborhood Code: 3T010B

Latitude: 32.8044492553
Longitude: -97.2024466315
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 22 Lot 17

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: 41235118
Site Name: LAKES OF RIVER TRAILS ADDITION-22-17
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,937
Percent Complete: 100%
Land Sqft^{*}: 5,575
Land Acres^{*}: 0.1279
Pool: N

State Code: A

Year Built: 2007

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$356,229

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:

MEADOR NINOSKA
MEADOR PHILLIP

Primary Owner Address:

8116 TRINITY VISTA TR
HURST, TX 76053-7459

Deed Date: 10/22/2013
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D213277063](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCCARRICK ASHLEY;MCCARRICK RYAN D	8/23/2007	D207307612	0000000	0000000
TARRANT ACQUISITION LTD	4/12/2007	D207133798	0000000	0000000
RIVERBEND INVESTMENT LTD	1/1/2007	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	\$281,229	\$75,000	\$356,229	\$344,486
2024	\$281,229	\$75,000	\$356,229	\$313,169
2023	\$344,086	\$50,000	\$394,086	\$284,699
2022	\$208,817	\$50,000	\$258,817	\$258,817
2021	\$208,817	\$50,000	\$258,817	\$258,817
2020	\$208,817	\$50,000	\$258,817	\$258,817

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.