



Address: [8108 TRINITY VISTA TR](#)
City: FORT WORTH
Georeference: 23264H-22-18
Subdivision: LAKES OF RIVER TRAILS ADDITION
Neighborhood Code: 3T010B

Latitude: 32.8044251648
Longitude: -97.2026073213
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 18

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: 41235126
Site Name: LAKES OF RIVER TRAILS ADDITION-22-18
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,924
Percent Complete: 100%
Land Sqft^{*}: 5,445
Land Acres^{*}: 0.1250
Pool: N

State Code: A

Year Built: 2008

Personal Property Account: N/A

Agent: ALVIN PHANH (X1021)

Notice Sent Date: 4/15/2025

Notice Value: \$480,060

Protest Deadline Date: 5/24/2024

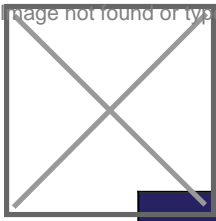
⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
PHANH FAMILY REVOCABLE LIVING TRUST
Primary Owner Address:
8108 TRINITY VISTA TR
HURST, TX 76053

Deed Date: 8/11/2017
Deed Volume:
Deed Page:
Instrument: [D217230716](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
PHANH LING;PHANH WAYNE	5/22/2008	D208194179	0000000	0000000
TARRANT ACQUISITION LTD	12/21/2007	D207455915	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	\$405,060	\$75,000	\$480,060	\$468,512
2024	\$405,060	\$75,000	\$480,060	\$425,920
2023	\$445,657	\$50,000	\$495,657	\$387,200
2022	\$320,676	\$50,000	\$370,676	\$352,000
2021	\$270,000	\$50,000	\$320,000	\$320,000
2020	\$282,917	\$50,000	\$332,917	\$330,667

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.