



**Address:** [3113 WELL SPRINGS DR](#)  
**City:** FORT WORTH  
**Georeference:** 23264H-22-24  
**Subdivision:** LAKES OF RIVER TRAILS ADDITION  
**Neighborhood Code:** 3T010B

**Latitude:** 32.8048361301  
**Longitude:** -97.2033077262  
**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 24

**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:** 41235185  
**Site Name:** LAKES OF RIVER TRAILS ADDITION-22-24  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,079  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,013  
**Land Acres<sup>\*</sup>:** 0.1609  
**Pool:** N

**State Code:** A

**Year Built:** 2007

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$410,172

**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:**

HOOVER MICHAEL  
HOOVER JULIE ANN

**Primary Owner Address:**  
3113 WELL SPRINGS DR  
HURST, TX 76053-7470

**Deed Date:** 7/25/2007  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D207265858](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TARRANT ACQUISTION LTD	2/21/2007	<a href="#">D207069545</a>	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 <sup>+</sup>
2025	\$335,172	\$75,000	\$410,172	\$410,172
2024	\$335,172	\$75,000	\$410,172	\$395,352
2023	\$358,656	\$50,000	\$408,656	\$359,411
2022	\$281,103	\$50,000	\$331,103	\$326,737
2021	\$247,034	\$50,000	\$297,034	\$297,034
2020	\$229,299	\$50,000	\$279,299	\$279,299

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.