



Address: [3117 WELL SPRINGS DR](#)
City: FORT WORTH
Georeference: 23264H-22-25
Subdivision: LAKES OF RIVER TRAILS ADDITION
Neighborhood Code: 3T010B

Latitude: 32.8049732751
Longitude: -97.2033071907
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 25

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)

State Code: A

Year Built: 2007

Personal Property Account: N/A

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$456,000

Protest Deadline Date: 5/24/2024

Site Number: 41235193

Site Name: LAKES OF RIVER TRAILS ADDITION-22-25

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,280

Percent Complete: 100%

Land Sqft^{*}: 6,751

Land Acres^{*}: 0.1549

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

MANTHURUTHIL SOSAMMA S

Primary Owner Address:

3117 WELL SPRINGS DR
HURST, TX 76053-7470

Deed Date: 12/14/2020

Deed Volume:

Deed Page:

Instrument: 142-20-229934

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MANTHURUTHIL SOSAMMA S;MANTHURUTHIL STEPHEN	8/30/2007	D207313705	0000000	0000000
TARRANT ACQUISITION LTD	2/21/2007	D207069538	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	\$381,000	\$75,000	\$456,000	\$456,000
2024	\$381,000	\$75,000	\$456,000	\$450,156
2023	\$490,761	\$50,000	\$540,761	\$409,233
2022	\$322,030	\$50,000	\$372,030	\$372,030
2021	\$322,030	\$50,000	\$372,030	\$372,030
2020	\$311,698	\$50,000	\$361,698	\$348,033

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.