



Address: [8456 TRINITY VISTA TR](#)
City: FORT WORTH
Georeference: 23264H-10-17
Subdivision: LAKES OF RIVER TRAILS ADDITION
Neighborhood Code: 3T010B

Latitude: 32.8035910904
Longitude: -97.195329551
TAD Map: 2090-412
MAPSCO: TAR-066D



This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: LAKES OF RIVER TRAILS
ADDITION Block 10 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)

State Code: A

Year Built: 2002

Personal Property Account: N/A

Agent: PROPERTY TAX LOCK (11667)

Protest Deadline Date: 5/15/2025

Site Number: 40015467

Site Name: LAKES OF RIVER TRAILS ADDITION-10-17

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,371

Percent Complete: 100%

Land Sqft^{*}: 6,656

Land Acres^{*}: 0.1528

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:
COX LUCAS G
Primary Owner Address:
8456 TRINITY VISTA TRL
HURST, TX 76053

Deed Date: 7/18/2018
Deed Volume:
Deed Page:
Instrument: [D218159052](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HOSTAK JULIE	6/30/2011	D211156614	0000000	0000000
TUTTLE DAVID;TUTTLE DEBRA	5/28/2004	D204167952	0000000	0000000
BROWN MICHAEL D;BROWN VANESSA	7/15/2002	00158330000227	0015833	0000227
HISTORY MAKER HOMES LLC	4/23/2002	00156400000176	0015640	0000176
RIVERBEND INVESTMENT LTD	1/1/2002	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	\$0	\$0	\$0	\$0
2024	\$159,698	\$75,000	\$234,698	\$234,698
2023	\$180,096	\$50,000	\$230,096	\$230,096
2022	\$173,602	\$50,000	\$223,602	\$223,602
2021	\$171,596	\$50,000	\$221,596	\$221,596
2020	\$158,147	\$50,000	\$208,147	\$208,147

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.