



**Address:** [8452 TRINITY VISTA TR](#)  
**City:** FORT WORTH  
**Georeference:** 23264H-10-18  
**Subdivision:** LAKES OF RIVER TRAILS ADDITION  
**Neighborhood Code:** 3T010B

**Latitude:** 32.803673627  
**Longitude:** -97.1954623359  
**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 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)

**State Code:** A

**Year Built:** 2002

**Personal Property Account:** N/A

**Agent:** THE RAY TAX GROUP LLC (01008)

**Protest Deadline Date:** 5/15/2025

**Site Number:** 40015475

**Site Name:** LAKES OF RIVER TRAILS ADDITION-10-18

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,613

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,386

**Land Acres<sup>\*</sup>:** 0.1466

**Pool:** N

<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:**  
BASHYAL SHRIJANA  
**Primary Owner Address:**  
10627 KINGFISHER RD  
COPPELL, TX 75019

**Deed Date:** 12/15/2014  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D214272040](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCCOOL LISA	4/29/2011	<a href="#">D211105100</a>	0000000	0000000
RHODES ANNE MARIE;RHODES CHARLES	9/24/2002	00160050000480	0016005	0000480
HISTORY MAKER HOMES LLC	5/16/2002	00157150000219	0015715	0000219
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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$220,316	\$75,000	\$295,316	\$295,316
2023	\$242,106	\$50,000	\$292,106	\$292,106
2022	\$185,000	\$50,000	\$235,000	\$235,000
2021	\$185,000	\$50,000	\$235,000	\$235,000
2020	\$176,668	\$50,000	\$226,668	\$226,668

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

There are no exemptions for this property

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.