



Address: [8365 EDGEPOINT TR](#)
City: FORT WORTH
Georeference: 23264H-12-30
Subdivision: LAKES OF RIVER TRAILS ADDITION
Neighborhood Code: 3T010B

Latitude: 32.8067655603
Longitude: -97.1978237129
TAD Map: 2090-412
MAPSCO: TAR-052Y



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

PROPERTY DATA

Legal Description: LAKES OF RIVER TRAILS
ADDITION Block 12 Lot 30

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: 2005

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 40681858

Site Name: LAKES OF RIVER TRAILS ADDITION-12-30

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,494

Percent Complete: 100%

Land Sqft^{*}: 5,227

Land Acres^{*}: 0.1199

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:

RUSSELL RIKI

Primary Owner Address:

8365 EDGEPOINT TR
HURST, TX 76053-7448

Deed Date: 1/13/2006

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D207016349](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MACK CLARK HOMES INC	1/4/2005	D205020588	0000000	0000000
RIVERBEND INVESTMENT LTD	1/1/2004	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	\$246,878	\$75,000	\$321,878	\$309,639
2023	\$264,033	\$50,000	\$314,033	\$281,490
2022	\$207,473	\$50,000	\$257,473	\$255,900
2021	\$182,636	\$50,000	\$232,636	\$232,636
2020	\$169,714	\$50,000	\$219,714	\$219,714

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.