



Address: [8404 BOWSPIRIT LN](#)
City: FORT WORTH
Georeference: 23264H-10-2
Subdivision: LAKES OF RIVER TRAILS ADDITION
Neighborhood Code: 3T010B

Latitude: 32.8030352487
Longitude: -97.1973160332
TAD Map: 2090-412
MAPSCO: TAR-066C



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 10 Lot 2

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: 40021289

Site Name: LAKES OF RIVER TRAILS ADDITION-10-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,546

Percent Complete: 100%

Land Sqft^{*}: 5,500

Land Acres^{*}: 0.1262

Pool: N

State Code: A

Year Built: 2003

Personal Property Account: N/A

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$313,000

Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

BAJGAIN PHAJINDRA
KHANAL SULOCHANA

Primary Owner Address:

8404 BOWSPIRIT LN
HURST, TX 76053

Deed Date: 11/6/2018

Deed Volume:

Deed Page:

Instrument: [D218248649](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
URBAN DAMON;URBAN DOREEN	6/26/2007	D207228839	0000000	0000000
LUNCEFORD DENA D	8/8/2003	D203299890	0017066	0000260
CLASSIC CENTURY HOMES LTD	5/27/2003	001677300000003	0016773	0000003
CLASSIC CENTURY HOMES INC	10/16/2002	001608000000423	0016080	0000423
RIVERBEND INVESTMENT LTD	1/1/2002	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	\$238,000	\$75,000	\$313,000	\$313,000
2024	\$238,000	\$75,000	\$313,000	\$310,655
2023	\$265,931	\$50,000	\$315,931	\$282,414
2022	\$209,257	\$50,000	\$259,257	\$256,740
2021	\$183,400	\$50,000	\$233,400	\$233,400
2020	\$167,000	\$50,000	\$217,000	\$217,000

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.