



Address: [8452 BOWSPIRIT LN](#)
City: FORT WORTH
Georeference: 23264H-10-14
Subdivision: LAKES OF RIVER TRAILS ADDITION
Neighborhood Code: 3T010B

Latitude: 32.8031284775
Longitude: -97.1951390029
TAD Map: 2090-412
MAPSCO: TAR-066D



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 14

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: None
Notice Sent Date: 5/1/2025
Notice Value: \$386,000
Protest Deadline Date: 5/24/2024

Site Number: 40021416
Site Name: LAKES OF RIVER TRAILS ADDITION-10-14
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,809
Percent Complete: 100%
Land Sqft^{*}: 16,680
Land Acres^{*}: 0.3829
Pool: N

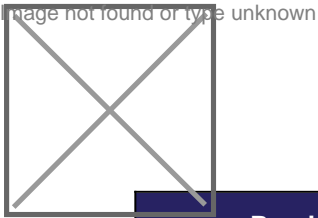
⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
WOOLF RONALD
Primary Owner Address:
8452 BOWSPIRIT LN
HURST, TX 76053-7425

Deed Date: 12/2/2002
Deed Volume: 0016187
Deed Page: 0000131
Instrument: 00161870000131



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CLASSIC CENTURY HOMES LTD	7/18/2002	00158440000388	0015844	0000388
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	\$311,000	\$75,000	\$386,000	\$362,365
2024	\$321,301	\$75,000	\$396,301	\$329,423
2023	\$335,000	\$50,000	\$385,000	\$299,475
2022	\$272,148	\$50,000	\$322,148	\$272,250
2021	\$197,500	\$50,000	\$247,500	\$247,500
2020	\$200,000	\$50,000	\$250,000	\$242,000

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.