



Address: [8365 BOWSPIRIT LN](#)
City: FORT WORTH
Georeference: 23264H-14-16
Subdivision: LAKES OF RIVER TRAILS ADDITION
Neighborhood Code: 3T010B

Latitude: 32.803483548
Longitude: -97.1978161913
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 14 Lot 16

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: 40021602

Site Name: LAKES OF RIVER TRAILS ADDITION-14-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,074

Percent Complete: 100%

Land Sqft^{*}: 6,050

Land Acres^{*}: 0.1388

Pool: Y

State Code: A

Year Built: 2002

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$374,789

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:

COTTLE AMANDA SUE

Primary Owner Address:

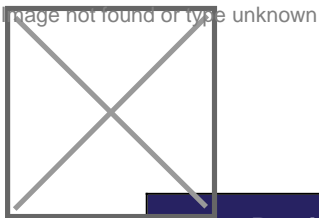
8365 BOWSPIRIT LN
HURST, TX 76053

Deed Date: 9/7/2013

Deed Volume:

Deed Page:

Instrument: 2013-PR02575-1



Previous Owners	Date	Instrument	Deed Volume	Deed Page
COTTLE LINDA A ESTATE	1/2/2003	00162860000104	0016286	0000104
HISTORY MAKER HOMES LLC	10/9/2002	00160590000135	0016059	0000135
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	\$299,789	\$75,000	\$374,789	\$374,789
2024	\$299,789	\$75,000	\$374,789	\$345,348
2023	\$363,756	\$50,000	\$413,756	\$313,953
2022	\$283,254	\$50,000	\$333,254	\$285,412
2021	\$209,465	\$50,000	\$259,465	\$259,465
2020	\$209,465	\$50,000	\$259,465	\$259,465

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.