



Address: [8328 RANCH HAND TR](#)
City: FORT WORTH
Georeference: 23623G-11-4
Subdivision: LASATER ADDITION
Neighborhood Code: 2N100J

Latitude: 32.890454145
Longitude: -97.3351896558
TAD Map: 2048-444
MAPSCO: TAR-034H



Google Map or type unknown

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

PROPERTY DATA

Legal Description: LASATER ADDITION Block 11
Lot 4

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EAGLE MTN-SAGINAW ISD (918)

State Code: A

Year Built: 2003

Personal Property Account: N/A

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$315,780

Protest Deadline Date: 5/24/2024

Site Number: 40054667

Site Name: LASATER ADDITION-11-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,940

Percent Complete: 100%

Land Sqft^{*}: 5,500

Land Acres^{*}: 0.1262

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:

DAWSON SHANNON RENEE

Primary Owner Address:

8328 RANCH HAND TRL
FORT WORTH, TX 76131

Deed Date: 2/3/2020

Deed Volume:

Deed Page:

Instrument: [D220026492](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DAWSON ROBERT;DAWSON SHANNON	8/1/2013	D213208092	0000000	0000000
RICHTER SHANNON	5/27/2003	00167830000192	0016783	0000192
GEHAN HOMES LTD	1/20/2003	00163470000352	0016347	0000352
PULTE HOMES OF TEXAS LP	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	\$250,780	\$65,000	\$315,780	\$296,156
2024	\$250,780	\$65,000	\$315,780	\$269,233
2023	\$253,006	\$45,000	\$298,006	\$244,757
2022	\$216,565	\$45,000	\$261,565	\$222,506
2021	\$157,278	\$45,000	\$202,278	\$202,278
2020	\$157,278	\$45,000	\$202,278	\$202,278

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.