



**Address:** [8348 BOWSPIRIT LN](#)  
**City:** FORT WORTH  
**Georeference:** 23264H-13-5  
**Subdivision:** LAKES OF RIVER TRAILS ADDITION  
**Neighborhood Code:** 3T010B

**Latitude:** 32.8030518268  
**Longitude:** -97.1984765584  
**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 13 Lot 5

**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:** 2003

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 40079015

**Site Name:** LAKES OF RIVER TRAILS ADDITION-13-5

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,917

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,500

**Land Acres<sup>\*</sup>:** 0.1262

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

2019-1 IH BORROWER LP

**Primary Owner Address:**

1717 MAIN ST STE 2000  
DALLAS, TX 75201

**Deed Date:** 6/7/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219124008](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CSH 2016-2 BORROWER LLC	11/3/2016	<a href="#">D216262223</a>		
TARBERT LLC	6/26/2014	<a href="#">D214137759</a>	0000000	0000000
MONTANO DIEGO R	4/14/2003	00166450000048	0016645	0000048
HISTORY MAKER HOMES LLC	1/24/2003	00163570000245	0016357	0000245
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 <sup>+</sup>
2025	\$238,397	\$75,000	\$313,397	\$313,397
2024	\$294,267	\$75,000	\$369,267	\$369,267
2023	\$316,249	\$50,000	\$366,249	\$366,249
2022	\$264,783	\$50,000	\$314,783	\$314,783
2021	\$201,788	\$50,000	\$251,788	\$251,788
2020	\$201,788	\$50,000	\$251,788	\$251,788

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

There are no exemptions for this property

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.