



**Address:** [8316 BOWSPIRIT LN](#)  
**City:** FORT WORTH  
**Georeference:** 23264H-13-13  
**Subdivision:** LAKES OF RIVER TRAILS ADDITION  
**Neighborhood Code:** 3T010B

**Latitude:** 32.8030655921  
**Longitude:** -97.1997775798  
**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 13

**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:** 40079104

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

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,405

**Percent Complete:** 100%

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

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

**Pool:** N

**State Code:** A

**Year Built:** 2003

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$310,800

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

<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:**

MOTA JOAQUIN JR

**Primary Owner Address:**

8316 BOWSPIRIT LN  
FORT WORTH, TX 76053

**Deed Date:** 6/27/2011

**Deed Volume:** 00000000

**Deed Page:** 00000000

**Instrument:** [D211156480](#)

| Previous Owners              | Date      | Instrument     | Deed Volume | Deed Page |
|------------------------------|-----------|----------------|-------------|-----------|
| WOUTERS KELLY;WOUTERS MELINA | 5/1/2003  | 00166840000220 | 0016684     | 0000220   |
| 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 | \$168,557          | \$75,000    | \$243,557    | \$243,557                    |
| 2024 | \$235,800          | \$75,000    | \$310,800    | \$266,196                    |
| 2023 | \$252,181          | \$50,000    | \$302,181    | \$241,996                    |
| 2022 | \$185,808          | \$50,000    | \$235,808    | \$219,996                    |
| 2021 | \$149,996          | \$50,000    | \$199,996    | \$199,996                    |
| 2020 | \$149,996          | \$50,000    | \$199,996    | \$199,996                    |

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.