



Address: [8304 BOWSPIRIT LN](#)
City: FORT WORTH
Georeference: 23264H-13-16
Subdivision: LAKES OF RIVER TRAILS ADDITION
Neighborhood Code: 3T010B

Latitude: 32.8030715846
Longitude: -97.2002656811
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 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: 40079139

Site Name: LAKES OF RIVER TRAILS ADDITION-13-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,375

Percent Complete: 100%

Land Sqft^{*}: 5,500

Land Acres^{*}: 0.1262

Pool: N

State Code: A

Year Built: 2002

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$303,000

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:

TIAL KIP

Primary Owner Address:

8304 BOWSPIRIT LN
HURST, TX 76053-7424

Deed Date: 9/3/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D213242887](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HOPKINS B NEWLAND;HOPKINS SHANE M	7/21/2010	D210179996	0000000	0000000
MCLAWHON MEGAN;MCLAWHON RYAN	3/17/2008	D208111399	0000000	0000000
SCOTT LESLIE D	1/24/2004	000000000000000	0000000	0000000
BLEVINS LESLIE D	3/7/2003	00164890000182	0016489	0000182
HISTORY MAKER HOMES LLC	12/17/2002	00162330000181	0016233	0000181
RIVERBEND INVESTMENT LTD	1/1/2002	000000000000000	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	\$200,000	\$75,000	\$275,000	\$275,000
2024	\$228,000	\$75,000	\$303,000	\$295,147
2023	\$230,000	\$50,000	\$280,000	\$268,315
2022	\$195,052	\$50,000	\$245,052	\$243,923
2021	\$171,748	\$50,000	\$221,748	\$221,748
2020	\$159,629	\$50,000	\$209,629	\$209,629

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.