



**Address:** [8309 BOWSPIRIT LN](#)  
**City:** FORT WORTH  
**Georeference:** 23264H-14-2  
**Subdivision:** LAKES OF RIVER TRAILS ADDITION  
**Neighborhood Code:** 3T010B

**Latitude:** 32.8035165648  
**Longitude:** -97.2000966652  
**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 2

**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:** None

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

**Site Number:** 40079155

**Site Name:** LAKES OF RIVER TRAILS ADDITION-14-2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,559

**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:**

BARBOZA CARLOS ANTONIO  
BARBOZA OLGA LIDIA

**Primary Owner Address:**

8204 TRINITY VISTA TRL  
HURST, TX 76053

**Deed Date:** 7/24/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217168452](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WIENTGE BLAKE;WIENTGE ROBERT JR	7/24/2009	<a href="#">D209204619</a>	0000000	0000000
HUGHES DONALD E;HUGHES IRENE D	8/10/2003	000000000000000	0000000	0000000
HUGHES DONALD E;HUGHES MABAQUIAO I	5/28/2003	001677900000301	0016779	0000301
CHOICE HOMES INC	3/18/2003	001653600000211	0016536	0000211
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 <sup>+</sup>
2025	\$251,211	\$75,000	\$326,211	\$326,211
2024	\$251,211	\$75,000	\$326,211	\$326,211
2023	\$268,717	\$50,000	\$318,717	\$318,717
2022	\$211,035	\$50,000	\$261,035	\$261,035
2021	\$185,707	\$50,000	\$235,707	\$226,600
2020	\$156,000	\$50,000	\$206,000	\$206,000

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.