



Address: [8353 BOWSPIRIT LN](#)
City: FORT WORTH
Georeference: 23264H-14-13
Subdivision: LAKES OF RIVER TRAILS ADDITION
Neighborhood Code: 3T010B

Latitude: 32.8034907126
Longitude: -97.198306078
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 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)

State Code: A
Year Built: 2003
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$327,035
Protest Deadline Date: 5/24/2024

Site Number: 40079287
Site Name: LAKES OF RIVER TRAILS ADDITION-14-13
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,567
Percent Complete: 100%
Land Sqft^{*}: 5,500
Land Acres^{*}: 0.1262
Pool: N

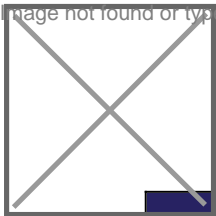
+++ Rounded.

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

OWNER INFORMATION

Current Owner:
DEDNER GLENN
DEDNER LASHONDA
Primary Owner Address:
PO BOX 24879
FORT WORTH, TX 76124-1879

Deed Date: 5/19/2003
Deed Volume: 0016740
Deed Page: 0000355
Instrument: 00167400000355



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HISTORY MAKER HOMES LLC	2/25/2003	00164500000092	0016450	0000092
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 ⁺
2025	\$252,035	\$75,000	\$327,035	\$327,035
2024	\$252,035	\$75,000	\$327,035	\$314,523
2023	\$269,601	\$50,000	\$319,601	\$285,930
2022	\$211,720	\$50,000	\$261,720	\$259,936
2021	\$186,305	\$50,000	\$236,305	\$236,305
2020	\$173,084	\$50,000	\$223,084	\$223,084

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.