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**Address:** [8300 WINTER FALLS TR](#)  
**City:** FORT WORTH  
**Georeference:** 23264H-16-30  
**Subdivision:** LAKES OF RIVER TRAILS ADDITION  
**Neighborhood Code:** 3T010B

**Latitude:** 32.8052859049  
**Longitude:** -97.2000455839  
**TAD Map:** 2090-412  
**MAPSCO:** TAR-052Y



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This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** LAKES OF RIVER TRAILS  
ADDITION Block 16 Lot 30

**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:** 40586278

**Site Name:** LAKES OF RIVER TRAILS ADDITION-16-30

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

**Parcels:** 1

**Approximate Size**+++ : 1,746

**Percent Complete:** 100%

**Land Sqft**\* : 5,610

**Land Acres**\* : 0.1287

**Pool:** N

**State Code:** A

**Year Built:** 2005

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$369,277

**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:**

YACOUB MAGDI

SAAD JAKLIN

**Primary Owner Address:**

8300 WINTER FALLS TRL  
FORT WORTH, TX 76053

**Deed Date:** 10/29/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221320728](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OPENDOOR PROPERTY C LLC	8/16/2021	<a href="#">D221240933</a>		
AHSAHN KASHIF M;TAHSIN AISHA	7/24/2014	<a href="#">D214161877</a>	0000000	0000000
KAMAL RASHED	6/3/2008	<a href="#">D214147806</a>	0000000	0000000
ROE ELISE M;ROE LANCE D	5/31/2005	<a href="#">D205157935</a>	0000000	0000000
CRESCENT BUILDERS INC	3/30/2005	<a href="#">D205098007</a>	0000000	0000000
RIVERBEND INVESTMENT LTD	1/1/2004	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	\$294,277	\$75,000	\$369,277	\$369,277
2024	\$294,277	\$75,000	\$369,277	\$359,071
2023	\$304,000	\$50,000	\$354,000	\$326,428
2022	\$246,753	\$50,000	\$296,753	\$296,753
2021	\$211,400	\$50,000	\$261,400	\$260,700
2020	\$187,000	\$50,000	\$237,000	\$237,000

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

- 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.