



Address: [8305 WINTER FALLS TR](#)
City: FORT WORTH
Georeference: 23264H-17-14
Subdivision: LAKES OF RIVER TRAILS ADDITION
Neighborhood Code: 3T010B

Latitude: 32.8057145299
Longitude: -97.1998154382
TAD Map: 2090-412
MAPSCO: TAR-052Y



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 17 Lot 14

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: 2005
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 40586561
Site Name: LAKES OF RIVER TRAILS ADDITION-17-14
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,902
Percent Complete: 100%
Land Sqft^{*}: 5,830
Land Acres^{*}: 0.1338
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:
AHMED KUMAR
Primary Owner Address:
8305 WINTER FALLS TR
HURST, TX 76053-7452

Deed Date: 10/25/2005
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D205340110](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MACK CLARK HOMES INC	8/30/2004	D204293139	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 ⁺
2025	\$255,000	\$75,000	\$330,000	\$330,000
2024	\$275,000	\$75,000	\$350,000	\$350,000
2023	\$328,000	\$50,000	\$378,000	\$343,578
2022	\$266,326	\$50,000	\$316,326	\$312,344
2021	\$233,949	\$50,000	\$283,949	\$283,949
2020	\$217,095	\$50,000	\$267,095	\$267,095

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.