



**Address:** [8249 WINTER FALLS TR](#)  
**City:** FORT WORTH  
**Georeference:** 23264H-17-18  
**Subdivision:** LAKES OF RIVER TRAILS ADDITION  
**Neighborhood Code:** 3T010B

**Latitude:** 32.8057229278  
**Longitude:** -97.2005042307  
**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 18

**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:** 40586626

**Site Name:** LAKES OF RIVER TRAILS ADDITION-17-18

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

**Parcels:** 1

**Approximate Size** <sup>+++</sup>: 1,983

**Percent Complete:** 100%

**Land Sqft** <sup>\*</sup>: 5,830

**Land Acres** <sup>\*</sup>: 0.1338

**Pool:** N

**State Code:** A

**Year Built:** 2005

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Notice Value:** \$355,465

**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:**

FULLER LORY

**Primary Owner Address:**

8249 WINTER FALLS TRL  
HURST, TX 76053

**Deed Date:** 5/5/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217101154](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LIVINGSTONE LIVING TRUST	5/18/2016	<a href="#">D216109476</a>		
LIVINGSTONE ELISABETH R	8/12/2014	<a href="#">D214177586</a>		
BURTON ROBIN MICHELLE	9/1/2005	<a href="#">D205316052</a>	0000000	0000000
MACK CLARK HOMES INC	11/26/2004	<a href="#">D204394053</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	\$280,465	\$75,000	\$355,465	\$355,465
2024	\$280,465	\$75,000	\$355,465	\$346,498
2023	\$342,334	\$50,000	\$392,334	\$314,998
2022	\$271,077	\$50,000	\$321,077	\$286,362
2021	\$210,329	\$50,000	\$260,329	\$260,329
2020	\$210,329	\$50,000	\$260,329	\$260,329

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.