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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



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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 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⁺⁺⁺: 1,983
Percent Complete: 100%
Land Sqft^{*}: 5,830
Land Acres^{*}: 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

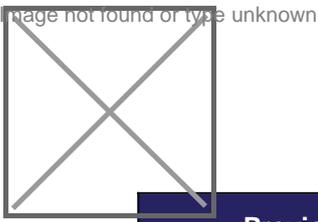
⁺⁺⁺ Rounded.

^{*} 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	D216109476		
LIVINGSTONE ELISABETH R	8/12/2014	D214177586		
BURTON ROBIN MICHELLE	9/1/2005	D205316052	0000000	0000000
MACK CLARK HOMES INC	11/26/2004	D204394053	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	\$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.