



Address: [8300 BOWSPIRIT LN](#)
City: FORT WORTH
Georeference: 23264H-13-17
Subdivision: LAKES OF RIVER TRAILS ADDITION
Neighborhood Code: 3T010B

Latitude: 32.8030766371
Longitude: -97.2004273037
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 13 Lot 17

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: 40883140

Site Name: LAKES OF RIVER TRAILS ADDITION-13-17

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,014

Percent Complete: 100%

Land Sqft^{*}: 6,098

Land Acres^{*}: 0.1399

Pool: N

State Code: A

Year Built: 2006

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$388,000

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:

SAMUEL NASSEF
MASSOUD MERVAT

Primary Owner Address:

8300 BOWSPIRIT LN
HURST, TX 76053

Deed Date: 12/7/2020

Deed Volume:

Deed Page:

Instrument: [D220323241](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|------------------------------------|------------|----------------------------|-------------|-----------|
| KEPPY GARY;KEPPY PATRICIA | 12/20/2016 | D216302211 | | |
| FEDERAL NATIONAL MORTGAGE ASSC | 4/28/2016 | D216088611 | | |
| GREEN TREE SERV LLC | 4/1/2016 | D216088609 | | |
| HOWARD CARYN COULSON;HOWARD KALA J | 3/2/2007 | D207083945 | 0000000 | 0000000 |
| CRESCENT BUILDERS INC | 10/17/2005 | D205320158 | 0000000 | 0000000 |
| RIVERBEND INVESTMENTS LTD | 1/1/2005 | 0000000000000000 | 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 | \$313,000 | \$75,000 | \$388,000 | \$388,000 |
| 2024 | \$313,000 | \$75,000 | \$388,000 | \$372,015 |
| 2023 | \$350,774 | \$50,000 | \$400,774 | \$338,195 |
| 2022 | \$274,660 | \$50,000 | \$324,660 | \$307,450 |
| 2021 | \$229,500 | \$50,000 | \$279,500 | \$279,500 |
| 2020 | \$223,813 | \$50,000 | \$273,813 | \$273,813 |

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.