



Image not found or type unknown

Address: [8216 BOWSPIRIT LN](#)
City: FORT WORTH
Georeference: 23264H-13-18
Subdivision: LAKES OF RIVER TRAILS ADDITION
Neighborhood Code: 3T010B

Latitude: 32.803075558
Longitude: -97.20059081
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 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: 40883159

Site Name: LAKES OF RIVER TRAILS ADDITION-13-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,745

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: \$340,000

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:

SAMAAN MARY
AWAD KIROLLOS

Primary Owner Address:

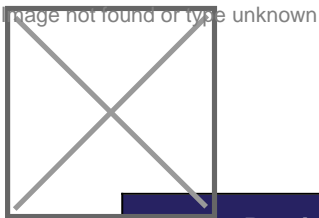
8216 BOWSPIRIT LN
HURST, TX 76053

Deed Date: 6/29/2018

Deed Volume:

Deed Page:

Instrument: [D218143716](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRAN MAI;TRAN WILLIAM LUONG	8/7/2006	D206247139	0000000	0000000
CRESCENT BUILDERS INC	10/17/2005	D205320158	0000000	0000000
RIVERBEND INVESTMENTS LTD	1/1/2005	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	\$265,000	\$75,000	\$340,000	\$340,000
2024	\$265,000	\$75,000	\$340,000	\$334,281
2023	\$299,000	\$50,000	\$349,000	\$303,892
2022	\$226,265	\$50,000	\$276,265	\$276,265
2021	\$210,420	\$50,000	\$260,420	\$260,420
2020	\$200,000	\$50,000	\$250,000	\$250,000

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.