

Address: 8204 WINTER FALLS TR City: FORT WORTH Georeference: 23264H-19-15 Subdivision: LAKES OF RIVER TRAILS ADDITION Neighborhood Code: 3T010B

Latitude: 32.8052791029 Longitude: -97.2017739923 **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 19 Lot 15	
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: 2006 Personal Property Account: N/A Agent: None	Site Number: 40883701 Site Name: LAKES OF RIVER TRAILS ADDITION-19-15 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size ⁺⁺⁺ : 2,109 Percent Complete: 100% Land Sqft [*] : 6,098 Land Acres [*] : 0.1399 Pool: N
Notice Sent Date: 4/15/2025 Notice Value: \$408,678	
Protest Deadline Date: 5/24/2024	

+++ Rounded.

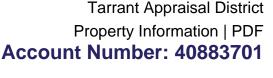
* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner: CALDWELL VICKI JO

Primary Owner Address: 8204 WINTER FALLS TR HURST, TX 76053-7449

Deed Date: 12/14/2006 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D207293453



LOCATION

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Tarrant Appraisal District Property Information | PDF

_	Previous Owners	Date	Instrument	Deed Volume	Deed Page
	CALDWELL DARRELL;CALDWELL VICKI	11/16/2006	D206367858	000000	0000000
	TARRANT ACQUISITION LTD	6/22/2006	D206191928	000000	0000000
	RIVERBEND INVESTMENTS LTD	1/1/2005	000000000000000000000000000000000000000	000000	0000000

VALUES

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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	\$333,678	\$75,000	\$408,678	\$408,678
2024	\$333,678	\$75,000	\$408,678	\$393,205
2023	\$357,189	\$50,000	\$407,189	\$357,459
2022	\$279,536	\$50,000	\$329,536	\$324,963
2021	\$245,421	\$50,000	\$295,421	\$295,421
2020	\$227,657	\$50,000	\$277,657	\$277,657

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.