



Address: [8313 WATER BUCK RUN](#)
City: FORT WORTH
Georeference: 3101B-8-24
Subdivision: BOSWELL RANCH
Neighborhood Code: 2N010F

Latitude: 32.8783666261
Longitude: -97.4196290237
TAD Map: 2024-440
MAPSCO: TAR-032Q



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: BOSWELL RANCH Block 8 Lot 24

Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EAGLE MTN-SAGINAW ISD (918)

State Code: A
Year Built: 2007
Personal Property Account: N/A
Agent: OOWNWELL INC (12140)
Protest Deadline Date: 5/24/2024

Site Number: 41075617
Site Name: BOSWELL RANCH-8-24
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,482
Percent Complete: 100%
Land Sqft^{*}: 5,996
Land Acres^{*}: 0.1376
Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
YANG YENTIN
CHEN PO-TA J
Primary Owner Address:
127 AZALEA DR
MOUNTAIN VIEW, CA 94041

Deed Date: 12/22/2016
Deed Volume:
Deed Page:
Instrument: [D216299012](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
IVEY JUSTIN T;IVEY TRACI	4/15/2014	D214075471	0000000	0000000
GRISHAM MARK EDWARD	2/11/2008	D208052367	0000000	0000000
DFW LONESTAR DEVELOPMENT LLC	11/28/2006	D206395896	0000000	0000000
SMRP LTD	1/1/2006	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	\$176,852	\$65,000	\$241,852	\$241,852
2024	\$205,962	\$65,000	\$270,962	\$270,962
2023	\$223,000	\$45,000	\$268,000	\$268,000
2022	\$177,613	\$45,000	\$222,613	\$222,613
2021	\$155,751	\$45,000	\$200,751	\$200,751
2020	\$139,378	\$45,000	\$184,378	\$184,378

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

There are no exemptions for this property

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.