



**Address:** [8216 BOULDER CANYON TR](#)  
**City:** FORT WORTH  
**Georeference:** 40456A-X-5  
**Subdivision:** STONE MEADOW ADDITION - FW  
**Neighborhood Code:** 4S004D

**Latitude:** 32.6223902253  
**Longitude:** -97.3880492937  
**TAD Map:** 2030-344  
**MAPSCO:** TAR-103P



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** STONE MEADOW ADDITION -  
FW Block X Lot 5

**Jurisdictions:**  
CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CROWLEY ISD (912)

**State Code:** A  
**Year Built:** 2006  
**Personal Property Account:** N/A  
**Agent:** OWNWELL INC (12140)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 41087755  
**Site Name:** STONE MEADOW ADDITION - FW-X-5  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,470  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,999  
**Land Acres<sup>\*</sup>:** 0.1377  
**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:**  
DAVIS TONY  
DAVIS CHRISTIE DON  
**Primary Owner Address:**  
8216 BOULDER CANYON TRL  
FORT WORTH, TX 76123

**Deed Date:** 6/8/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223104623](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NOLEN TERRAL PHAR JR	7/10/2007	<a href="#">D207246365</a>	0000000	0000000
MERITAGE HOMES OF TEXAS LP	12/21/2006	<a href="#">D206403978</a>	0000000	0000000
HULEN PARK VENTURE LLC	1/1/2006	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 <sup>+</sup>
2025	\$264,540	\$65,000	\$329,540	\$329,540
2024	\$264,540	\$65,000	\$329,540	\$329,540
2023	\$257,741	\$65,000	\$322,741	\$322,741
2022	\$195,877	\$45,000	\$240,877	\$240,877
2021	\$191,919	\$45,000	\$236,919	\$236,919
2020	\$171,591	\$45,000	\$216,591	\$216,591

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.