



Address: [8701 RUNNING RIVER LN](#)
City: FORT WORTH
Georeference: 34587-8-1
Subdivision: RIDGEVIEW FARMS
Neighborhood Code: 2N100I

Latitude: 32.8967457177
Longitude: -97.3416807986
TAD Map: 2048-444
MAPSCO: TAR-034H



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RIDGEVIEW FARMS Block 8 Lot 1

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EAGLE MTN-SAGINAW ISD (918)

State Code: A

Year Built: 2012

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 41136047

Site Name: RIDGEVIEW FARMS-8-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,742

Percent Complete: 100%

Land Sqft^{*}: 8,276

Land Acres^{*}: 0.1899

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:

EXNER KYLE

Primary Owner Address:

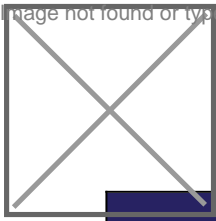
8701 RUNNING RIVER LN
FORT WORTH, TX 76131

Deed Date: 2/27/2015

Deed Volume:

Deed Page:

Instrument: [D215041450](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
DRAKE CHRISTOPHER;DRAKE SKYE	4/5/2013	D213090298	0000000	0000000
ENDEAVOR WALL HOMES LLC	3/29/2012	D212081948	0000000	0000000
HARMON ROAD/287 PARTNERS LP	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	\$320,584	\$80,000	\$400,584	\$400,584
2024	\$320,584	\$80,000	\$400,584	\$400,584
2023	\$368,492	\$55,000	\$423,492	\$423,492
2022	\$290,212	\$55,000	\$345,212	\$345,212
2021	\$254,045	\$55,000	\$309,045	\$309,045
2020	\$226,952	\$55,000	\$281,952	\$281,952

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.