



Address: [8300 FALL CREST DR](#)
City: FORT WORTH
Georeference: 23264H-17-28
Subdivision: LAKES OF RIVER TRAILS ADDITION
Neighborhood Code: 3T010B

Latitude: 32.8060248367
Longitude: -97.2003279915
TAD Map: 2090-412
MAPSCO: TAR-052Y



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 17 Lot 28

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: 41138449

Site Name: LAKES OF RIVER TRAILS ADDITION-17-28

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size ⁺⁺⁺: 1,536

Percent Complete: 100%

Land Sqft ^{*}: 5,830

Land Acres ^{*}: 0.1338

Pool: Y

State Code: A

Year Built: 2007

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$348,957

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:

MCCLANAHAN AMY J

Primary Owner Address:

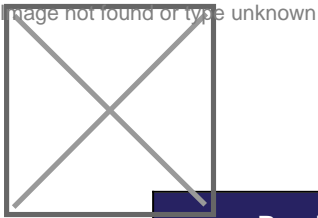
8300 FALL CREST DR
HURST, TX 76053-7445

Deed Date: 12/20/2007

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D207453752](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
TARRANT ACQUISITION LTD	9/4/2007	D207321181	0000000	0000000
RIVERBEND INVESTMENT 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	\$273,957	\$75,000	\$348,957	\$348,957
2024	\$273,957	\$75,000	\$348,957	\$336,527
2023	\$291,593	\$50,000	\$341,593	\$305,934
2022	\$228,397	\$50,000	\$278,397	\$278,122
2021	\$202,838	\$50,000	\$252,838	\$252,838
2020	\$189,538	\$50,000	\$239,538	\$239,538

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.