



**Address:** [8312 EDGEPOINT TR](#)  
**City:** FORT WORTH  
**Georeference:** 23264H-18-27  
**Subdivision:** LAKES OF RIVER TRAILS ADDITION  
**Neighborhood Code:** 3T010B

**Latitude:** 32.806755532  
**Longitude:** -97.1999704628  
**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 18 Lot 27

**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:** 41138643

**Site Name:** LAKES OF RIVER TRAILS ADDITION-18-27

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size** <sup>+++</sup>: 1,889

**Percent Complete:** 100%

**Land Sqft** <sup>\*</sup>: 5,720

**Land Acres** <sup>\*</sup>: 0.1313

**Pool:** N

**State Code:** A

**Year Built:** 2009

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$397,653

**Protest Deadline Date:** 5/24/2024

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

WENSLOW JOHN  
WENSLOW SHANNON

**Primary Owner Address:**

8312 EDGEPOINT TR  
HURST, TX 76053-7447

**Deed Date:** 5/24/2010

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D210126916](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MACK CLARK HOMES INC	10/30/2008	<a href="#">D208427771</a>	0000000	0000000
CRESCENT BUILDERS INC	9/13/2006	<a href="#">D206295380</a>	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 <sup>+</sup>
2025	\$322,653	\$75,000	\$397,653	\$377,738
2024	\$322,653	\$75,000	\$397,653	\$343,398
2023	\$345,298	\$50,000	\$395,298	\$312,180
2022	\$270,437	\$50,000	\$320,437	\$283,800
2021	\$208,000	\$50,000	\$258,000	\$258,000
2020	\$209,221	\$48,779	\$258,000	\$254,100

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.