



**Address:** [8221 FALL CREST DR](#)  
**City:** FORT WORTH  
**Georeference:** 23264H-21-3  
**Subdivision:** LAKES OF RIVER TRAILS ADDITION  
**Neighborhood Code:** 3T010B

**Latitude:** 32.8064511925  
**Longitude:** -97.2019053638  
**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 21 Lot 3

**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)

**State Code:** A

**Year Built:** 2008

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 41138767

**Site Name:** LAKES OF RIVER TRAILS ADDITION-21-3

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

**Parcels:** 1

**Approximate Size** <sup>+++</sup>: 1,870

**Percent Complete:** 100%

**Land Sqft** <sup>\*</sup>: 6,098

**Land Acres** <sup>\*</sup>: 0.1399

**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:**

THE DOZIER FAMILY TRUST

**Primary Owner Address:**

2104 PINE THICKET CT  
BEDFORD, TX 76021

**Deed Date:** 3/3/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217221195](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SPEARING SIOBAIN M	1/25/2008	<a href="#">D208031152</a>	0000000	0000000
MACK CLARK HOMES INC	9/20/2006	<a href="#">D206411578</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	\$319,995	\$75,000	\$394,995	\$394,995
2024	\$319,995	\$75,000	\$394,995	\$394,995
2023	\$342,428	\$50,000	\$392,428	\$392,428
2022	\$268,305	\$50,000	\$318,305	\$314,314
2021	\$235,740	\$50,000	\$285,740	\$285,740
2020	\$218,784	\$50,000	\$268,784	\$268,784

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.