



Address: [8236 EDGEPOINT TR](#)
City: FORT WORTH
Georeference: 23264H-21-16
Subdivision: LAKES OF RIVER TRAILS ADDITION
Neighborhood Code: 3T010B

Latitude: 32.806785015
Longitude: -97.2015411553
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 16

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: 41138902

Site Name: LAKES OF RIVER TRAILS ADDITION-21-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,945

Percent Complete: 100%

Land Sqft^{*}: 6,534

Land Acres^{*}: 0.1500

Pool: N

State Code: A

Year Built: 2007

Personal Property Account: N/A

Agent: None

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:

SANTIAGO JUAN
SANTIAGO MONICA

Primary Owner Address:

8236 EDGEPOINT TR
HURST, TX 76053

Deed Date: 8/2/2017

Deed Volume:

Deed Page:

Instrument: [D217145079](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SANTIAGO JUAN	8/2/2007	D207283557	0000000	0000000
MACK CLARK HOMES INC	9/20/2006	D206411578	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	\$323,699	\$75,000	\$398,699	\$398,699
2024	\$323,699	\$75,000	\$398,699	\$398,699
2023	\$346,472	\$50,000	\$396,472	\$396,472
2022	\$271,236	\$50,000	\$321,236	\$321,236
2021	\$238,182	\$50,000	\$288,182	\$288,182
2020	\$220,970	\$50,000	\$270,970	\$270,970

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.