



Address: [8241 EDGEPOINT TR](#)
City: FORT WORTH
Georeference: 23264H-22-50
Subdivision: LAKES OF RIVER TRAILS ADDITION
Neighborhood Code: 3T010B

Latitude: 32.8072105252
Longitude: -97.2013697465
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 22 Lot 50

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: 41139127

Site Name: LAKES OF RIVER TRAILS ADDITION-22-50

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,118

Percent Complete: 100%

Land Sqft^{*}: 5,227

Land Acres^{*}: 0.1199

Pool: N

State Code: A

Year Built: 2007

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$512,734

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:

PATEL SUNIL S

PATEL TARA S

Primary Owner Address:

8241 EDGEPOINT TR
HURST, TX 76053-7439

Deed Date: 7/30/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D213200934](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KAHLON SARBJIT KAUR	12/16/2009	000000000000000	0000000	0000000
CHATHA SARBJIT K	11/7/2008	D208424038	0000000	0000000
TARRANT ACQUISITION LTD	12/18/2006	D206404644	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	\$437,734	\$75,000	\$512,734	\$472,036
2024	\$437,734	\$75,000	\$512,734	\$429,124
2023	\$468,764	\$50,000	\$518,764	\$390,113
2022	\$333,702	\$50,000	\$383,702	\$354,648
2021	\$272,407	\$50,000	\$322,407	\$322,407
2020	\$272,407	\$50,000	\$322,407	\$322,407

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.