



**Address:** [8416 SHALLOW CREEK DR](#)  
**City:** FORT WORTH  
**Georeference:** 3100A-8-39  
**Subdivision:** BOSWELL MEADOWS  
**Neighborhood Code:** 2N030A

**Latitude:** 32.8759161562  
**Longitude:** -97.3956562497  
**TAD Map:** 2030-436  
**MAPSCO:** TAR-033P



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** BOSWELL MEADOWS Block 8  
Lot 39

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
EAGLE MTN-SAGINAW ISD (918)

**State Code:** A

**Year Built:** 2007

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$283,749

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

**Site Number:** 41341473

**Site Name:** BOSWELL MEADOWS-8-39

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,764

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,693

**Land Acres<sup>\*</sup>:** 0.1306

**Pool:** N

<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:**

MCNULTY KEVIN

**Primary Owner Address:**

8416 SHALLOW CREEK DR  
FORT WORTH, TX 76179

**Deed Date:** 3/13/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222194360](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCNULTY KEVIN;MCNULTY MARI	12/24/2015	<a href="#">D215287727</a>		
PRASEUTH SUSAN	2/13/2008	<a href="#">D208056502</a>	0000000	0000000
HMH LIFESTYLES LP	10/31/2007	<a href="#">D207390369</a>	0000000	0000000
S J BOSWELL RIDGE DEV LP	1/1/2007	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	\$218,749	\$65,000	\$283,749	\$283,749
2024	\$218,749	\$65,000	\$283,749	\$274,720
2023	\$259,315	\$40,000	\$299,315	\$249,745
2022	\$187,041	\$40,000	\$227,041	\$227,041
2021	\$169,955	\$40,000	\$209,955	\$209,955
2020	\$152,702	\$40,000	\$192,702	\$192,702

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.