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Address: [8433 SHALLOW CREEK DR](#)
City: FORT WORTH
Georeference: 3100A-9-7
Subdivision: BOSWELL MEADOWS
Neighborhood Code: 2N030A

Latitude: 32.8754631354
Longitude: -97.3964489473
TAD Map: 2030-436
MAPSCO: TAR-033P



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

PROPERTY DATA

Legal Description: BOSWELL MEADOWS Block 9
Lot 7

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: 2008

Personal Property Account: N/A

Agent: OOWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 41341589

Site Name: BOSWELL MEADOWS-9-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,523

Percent Complete: 100%

Land Sqft^{*}: 10,563

Land Acres^{*}: 0.2424

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:

KOUGIAS ADAM

VANG HLY

Primary Owner Address:

8433 SHALLOW CREEK DR
FORT WORTH, TX 76179

Deed Date: 5/17/2022

Deed Volume:

Deed Page:

Instrument: [D222128757](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LY DAVID TRAN;LY JENNIFER ANNETTE	4/23/2020	D220093344		
CHILDS DION;MOREIRA ROSA	11/16/2017	D217270372		
CHILDS DION	12/4/2014	D214263485		
HOLT DOVEONNIE;HOLT SHAWN	3/17/2008	D208101364	0000000	0000000
HMH LIFESTYLES LP	12/13/2007	D207444075	0000000	0000000
S J BOSWELL RIDGE DEV LP	1/1/2007	0000000000000000	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	\$242,354	\$65,000	\$307,354	\$307,354
2024	\$303,000	\$65,000	\$368,000	\$368,000
2023	\$349,978	\$40,000	\$389,978	\$389,978
2022	\$268,231	\$40,000	\$308,231	\$280,398
2021	\$214,907	\$40,000	\$254,907	\$254,907
2020	\$214,907	\$40,000	\$254,907	\$254,907

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.