



**Address:** [8256 WESTERN LAKES DR](#)  
**City:** FORT WORTH  
**Georeference:** 33437C-A-3-71  
**Subdivision:** RANCH AT EAGLE MOUNTAIN ADDN  
**Neighborhood Code:** 2N400Q

**Latitude:** 32.874966233  
**Longitude:** -97.4417147083  
**TAD Map:** 2012-436  
**MAPSCO:** TAR-032N



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** RANCH AT EAGLE MOUNTAIN  
ADDN Block A Lot 3 PER PLAT A12557

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
EAGLE MTN-SAGINAW ISD (918)

**Site Number:** 41398998

**Site Name:** RANCH AT EAGLE MOUNTAIN ADDN-A-3-71

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,569

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 19,909

**Land Acres<sup>\*</sup>:** 0.4570

**Pool:** N

**State Code:** A

**Year Built:** 2015

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$626,844

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

<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:**

MILLER CARRIE  
MILLER JAMES

**Deed Date:** 2/5/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216026333](#)

**Primary Owner Address:**

8256 WESTERN LAKES DR  
FORT WORTH, TX 76179

Previous Owners	Date	Instrument	Deed Volume	Deed Page
IMPRESSION HOMES LLC	8/24/2015	<a href="#">D215193330</a>		
ESTATES OF EAGLE MOUNTAIN LTD	8/6/2008	<a href="#">D208307148</a>		
BAKER DEBORAH L;BAKER GARY J	1/1/2008	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	\$546,844	\$80,000	\$626,844	\$626,844
2024	\$546,844	\$80,000	\$626,844	\$575,924
2023	\$548,239	\$80,000	\$628,239	\$523,567
2022	\$395,970	\$80,000	\$475,970	\$475,970
2021	\$396,975	\$80,000	\$476,975	\$476,975
2020	\$397,980	\$80,000	\$477,980	\$437,257

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.