

Tarrant Appraisal District

Property Information | PDF

Account Number: 41399048

Latitude: 32.8742037725

TAD Map: 2012-436 **MAPSCO:** TAR-032N

Longitude: -97.4408862524

Address: 8216 WESTERN LAKES DR

City: FORT WORTH

Georeference: 33437C-A-7-71

Subdivision: RANCH AT EAGLE MOUNTAIN ADDN

Neighborhood Code: 2N400Q

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

PROPERTY DATA

Legal Description: RANCH AT EAGLE MOUNTAIN

ADDN Block A Lot 7 PER PLAT A12557

Jurisdictions:

CITY OF FORT WORTH (026) Site Number: 41399048

TARRANT COUNTY (220)

TARRANT REGIONAL WATER DISTRICT (223)

Site Name: RANCH AT EAGLE MOUNTAIN ADDN-A-7-71

TARRANT COUNTY HOSPITAL (224) Site Class: A1 - Residential - Single Family

TARRANT COUNTY COLLEGE (225) Parcels: 1

TARRANT COUNTY COLLEGE (225) Parcels:

EAGLE MTN-SAGINAW ISD (918) Approximate Size+++: 2,703
State Code: A Percent Complete: 100%

Year Built: 2015 Land Sqft*: 12,318
Personal Property Account: N/A Land Acres*: 0.2827

Agent: CHANDLER CROUCH (11730) Pool: N

Protest Deadline Date: 5/24/2024

+++ Rounded.

OWNER INFORMATION

CURTIS STEPHANIE L

Deed Date: 6/12/2015

Deed Volume:

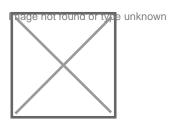
Primary Owner Address:
8216 WESTERN LAKES DR

FORT WORTH, TX 76179 Instrument: <u>D215131178</u>

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ESTATES OF EAGLE MOUNTAIN LTD	8/6/2008	D208307148		
BAKER DEBORAH L;BAKER GARY J	1/1/2008	00000000000000	0000000	0000000

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^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



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	\$374,303	\$80,000	\$454,303	\$454,303
2024	\$374,303	\$80,000	\$454,303	\$454,303
2023	\$422,807	\$80,000	\$502,807	\$427,178
2022	\$308,344	\$80,000	\$388,344	\$388,344
2021	\$291,223	\$80,000	\$371,223	\$371,223
2020	\$291,223	\$80,000	\$371,223	\$371,223

Pending indicates that the property record has not yet been completed for the indicated tax year.

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.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.