



Address: [8216 WESTERN LAKES DR](#)
City: FORT WORTH
Georeference: 33437C-A-7-71
Subdivision: RANCH AT EAGLE MOUNTAIN ADDN
Neighborhood Code: 2N400Q

Latitude: 32.8742037725
Longitude: -97.4408862524
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 7 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)

State Code: A
Year Built: 2015
Personal Property Account: N/A
Agent: CHANDLER CROUCH (11730)
Protest Deadline Date: 5/24/2024

Site Number: 41399048
Site Name: RANCH AT EAGLE MOUNTAIN ADDN-A-7-71
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,703
Percent Complete: 100%
Land Sqft^{*}: 12,318
Land Acres^{*}: 0.2827
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:
CURTIS STEPHANIE L
Primary Owner Address:
8216 WESTERN LAKES DR
FORT WORTH, TX 76179

Deed Date: 6/12/2015
Deed Volume:
Deed Page:
Instrument: [D215131178](#)

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	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	\$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.

+ 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.