



**Address:** [8420 SNOW EGRET WAY](#)  
**City:** FORT WORTH  
**Georeference:** 23264H-26-4  
**Subdivision:** LAKES OF RIVER TRAILS ADDITION  
**Neighborhood Code:** 3T010E

**Latitude:** 32.8019625856  
**Longitude:** -97.1967335486  
**TAD Map:** 2090-412  
**MAPSCO:** TAR-066C



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** LAKES OF RIVER TRAILS  
ADDITION Block 26 Lot 4 50% UNDIVIDED  
INTEREST

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
HURST-EULESS-BEATY (226)

**Site Number:** 41583868  
**Site Name:** LAKES OF RIVER TRAILS ADDITION 26 4 50% UNDIVIDED INTEREST  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 2  
**Approximate Size** **+++**: 2,840

**State Code:** A      **Percent Complete:** 100%

**Year Built:** 2013      **Land Sqft** **\***: 5,940

**Personal Property Account N/A**  
**Land Acres** **\***: 0.1363

**Agent:** None      **Pool:** N

**Notice Sent Date:**

4/15/2025

**Notice Value:** \$279,570

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

+++ Rounded.

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

## OWNER INFORMATION

**Current Owner:**

BRYANT DOLORES TORRES

**Primary Owner Address:**

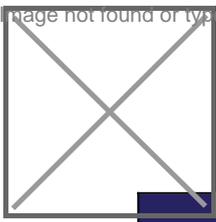
8420 SNOW EGRET WAY  
FORT WORTH, TX 76118

**Deed Date:** 7/31/2014

**Deed Volume:**

**Deed Page:**

**Instrument:** [D213307460](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
TORRES JOSE M A ETAL	12/3/2013	<a href="#">D213307460</a>	0000000	0000000
WEEKLEY HOMES LLC	12/20/2012	<a href="#">D212312765</a>	0000000	0000000
RIVERBEND INVESTMENT LTD	1/1/2012	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	\$224,570	\$55,000	\$279,570	\$279,570
2024	\$224,570	\$55,000	\$279,570	\$254,454
2023	\$230,298	\$37,500	\$267,798	\$231,322
2022	\$178,474	\$37,500	\$215,974	\$210,293
2021	\$153,675	\$37,500	\$191,175	\$191,175
2020	\$139,769	\$37,500	\$177,269	\$177,269

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.