



**Address:** [8324 SNOW EGRET WAY](#)  
**City:** FORT WORTH  
**Georeference:** 23264H-26-12  
**Subdivision:** LAKES OF RIVER TRAILS ADDITION  
**Neighborhood Code:** 3T010E

**Latitude:** 32.8019737947  
**Longitude:** -97.1981117949  
**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 12

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
HURST-EULESS-BEDFORD ISD (916)

**Site Number:** 41583949

**Site Name:** LAKES OF RIVER TRAILS ADDITION-26-12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,213

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,940

**Land Acres<sup>\*</sup>:** 0.1363

**Pool:** N

**State Code:** A

**Year Built:** 2014

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$604,923

**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:**

TAYLOR MONIQUE  
TAYLOR HENRY

**Primary Owner Address:**

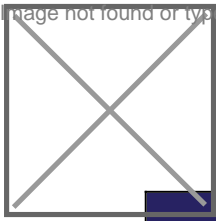
8324 SNOW EGRET WAY  
FORT WORTH, TX 76118

**Deed Date:** 2/6/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215027295](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
DUNHILL HOMES DFW LLC	2/26/2014	<a href="#">D214042401</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	\$494,923	\$110,000	\$604,923	\$602,336
2024	\$494,923	\$110,000	\$604,923	\$547,578
2023	\$507,677	\$75,000	\$582,677	\$497,798
2022	\$391,847	\$75,000	\$466,847	\$452,544
2021	\$336,404	\$75,000	\$411,404	\$411,404
2020	\$304,622	\$75,000	\$379,622	\$379,622

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.