



**Address:** [8309 WHISTLING DUCK DR](#)  
**City:** FORT WORTH  
**Georeference:** 23264H-26-21  
**Subdivision:** LAKES OF RIVER TRAILS ADDITION  
**Neighborhood Code:** 3T010E

**Latitude:** 32.8016902222  
**Longitude:** -97.198792818  
**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 21

**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)

**State Code:** A  
**Year Built:** 2013  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$600,340  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 41583957  
**Site Name:** LAKES OF RIVER TRAILS ADDITION-26-21  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,200  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,687  
**Land Acres<sup>\*</sup>:** 0.1305  
**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:**  
VILLARREAL A ETUXMARICELL JR  
**Primary Owner Address:**  
8309 WHISTLING DUCK DR  
FORT WORTH, TX 76118-7618

**Deed Date:** 5/30/2013  
**Deed Volume:** 00000000  
**Deed Page:** 00000000  
**Instrument:** [D213138454](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DUNHILL HOMES DFW LLC	2/6/2013	<a href="#">D213032922</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	\$490,340	\$110,000	\$600,340	\$597,577
2024	\$490,340	\$110,000	\$600,340	\$543,252
2023	\$502,997	\$75,000	\$577,997	\$493,865
2022	\$388,134	\$75,000	\$463,134	\$448,968
2021	\$333,153	\$75,000	\$408,153	\$408,153
2020	\$302,222	\$75,000	\$377,222	\$377,222

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.