



Address: [8401 WHISTLING DUCK DR](#)
City: FORT WORTH
Georeference: 23264H-26-28
Subdivision: LAKES OF RIVER TRAILS ADDITION
Neighborhood Code: 3T010E

Latitude: 32.8016790827
Longitude: -97.1975774303
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 28

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: 41584031

Site Name: LAKES OF RIVER TRAILS ADDITION-26-28

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size ⁺⁺⁺: 3,349

Percent Complete: 100%

Land Sqft ^{*}: 5,500

Land Acres ^{*}: 0.1262

Pool: N

State Code: A

Year Built: 2014

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$575,434

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:

RUSH EMILY

RUSH JAMEY

Primary Owner Address:

8401 WHISTLING DUCK DR
FORT WORTH, TX 76118

Deed Date: 4/19/2024

Deed Volume:

Deed Page:

Instrument: [D224067943](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SHETH MIRA J;SHETH SAMIP R	3/17/2017	D217064660		
MAKONI ANITRA J;MAKONI IDAI LOVEJOY	7/31/2014	D214165587		
DUNHILL HOMES DFW LLC	2/26/2014	D214042401	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 ⁺
2025	\$465,434	\$110,000	\$575,434	\$573,543
2024	\$465,434	\$110,000	\$575,434	\$521,403
2023	\$477,404	\$75,000	\$552,404	\$474,003
2022	\$368,745	\$75,000	\$443,745	\$430,912
2021	\$316,738	\$75,000	\$391,738	\$391,738
2020	\$286,939	\$75,000	\$361,939	\$361,939

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.