



Address: [8428 SNOW GOOSE WAY](#)
City: FORT WORTH
Georeference: 23264H-28-2
Subdivision: LAKES OF RIVER TRAILS ADDITION
Neighborhood Code: 3T010E

Latitude: 32.8004722757
Longitude: -97.1963278941
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 28 Lot 2

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: 41648692

Site Name: LAKES OF RIVER TRAILS ADDITION-28-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size ⁺⁺⁺: 3,406

Percent Complete: 100%

Land Sqft ^{*}: 5,940

Land Acres ^{*}: 0.1363

Pool: N

State Code: A

Year Built: 2013

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$550,000

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:

SUTTON JAMES

SUTTON J ANDREWS

Primary Owner Address:

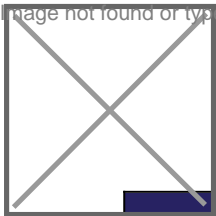
8428 SNOW GOOSE WAY
FORT WORTH, TX 76118-2000

Deed Date: 11/14/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D213294865](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
TCH TRINITY CUSTOM HOMES LLC	5/1/2013	D213113251	0000000	0000000
RIVERBEND INVESTMENT LTD	1/1/2013	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	\$415,000	\$110,000	\$525,000	\$523,606
2024	\$440,000	\$110,000	\$550,000	\$476,005
2023	\$531,410	\$75,000	\$606,410	\$432,732
2022	\$415,160	\$75,000	\$490,160	\$393,393
2021	\$282,630	\$75,000	\$357,630	\$357,630
2020	\$282,630	\$75,000	\$357,630	\$357,630

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.