



**Address:** [8301 SANDHILL CRANE DR](#)  
**City:** FORT WORTH  
**Georeference:** 23264H-28-19  
**Subdivision:** LAKES OF RIVER TRAILS ADDITION  
**Neighborhood Code:** 3T010E

**Latitude:** 32.8001762449  
**Longitude:** -97.199128978  
**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 19

**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:** 41648889

**Site Name:** LAKES OF RIVER TRAILS ADDITION-28-19

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,371

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,471

**Land Acres<sup>\*</sup>:** 0.1485

**Pool:** Y

**State Code:** A

**Year Built:** 2013

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$644,782

**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:**

MIZENER CHRISTOPHER J  
MIZENER

**Primary Owner Address:**

8301 SANDHILL CRANE DR  
FORT WORTH, TX 76118

**Deed Date:** 8/21/2013

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D213225479](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DUNHILL HOMES DFW LLC	3/15/2013	<a href="#">D213069357</a>	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 <sup>+</sup>
2025	\$496,201	\$110,000	\$606,201	\$606,201
2024	\$534,782	\$110,000	\$644,782	\$564,388
2023	\$557,759	\$75,000	\$632,759	\$513,080
2022	\$427,160	\$75,000	\$502,160	\$466,436
2021	\$349,033	\$75,000	\$424,033	\$424,033
2020	\$321,000	\$75,000	\$396,000	\$396,000

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.