



Address: [8325 SNOW EGRET WAY](#)
City: FORT WORTH
Georeference: 23264H-32-2R
Subdivision: LAKES OF RIVER TRAILS ADDITION
Neighborhood Code: 3T010E

Latitude: 32.8024056946
Longitude: -97.1980238703
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 32 Lot 2R PLAT D214089639

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: 141714040
Site Name: LAKES OF RIVER TRAILS ADDITION Block 32 Lot 2R
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,972

State Code: A
Year Built: 2015
Personal Property Account: N/A
Agent: None
Notice Sent Date: 5/1/2025
Notice Value: \$584,237
Protest Deadline Date: 5/24/2024

Percent Complete: 100%
Land Sqft^{*}: 6,765
Land Acres^{*}: 0.1553
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:
POKHREL KIRAN
Primary Owner Address:
8325 SNOW EGRET WAY
FORT WORTH, TX 76118

Deed Date: 3/1/2016
Deed Volume:
Deed Page:
Instrument: [D216044770](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TCH TRINITY CUSTOM HOMES LLC	6/19/2015	D215137478		
RIVERBEND INVESTMENT LTD	1/1/2014	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	\$474,237	\$110,000	\$584,237	\$547,573
2024	\$474,237	\$110,000	\$584,237	\$497,794
2023	\$467,000	\$75,000	\$542,000	\$452,540
2022	\$350,000	\$75,000	\$425,000	\$411,400
2021	\$321,120	\$75,000	\$396,120	\$374,000
2020	\$268,011	\$71,989	\$340,000	\$340,000

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.