



**Address:** [8317 SNOW EGRET WAY](#)  
**City:** FORT WORTH  
**Georeference:** 23264H-32-4R  
**Subdivision:** LAKES OF RIVER TRAILS ADDITION  
**Neighborhood Code:** 3T010E

**Latitude:** 32.8024102551  
**Longitude:** -97.1984281825  
**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 4R 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:** 141714067  
**Site Name:** LAKES OF RIVER TRAILS ADDITION Block 32 Lot 4R  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,400

**State Code:** A  
**Year Built:** 2015  
**Personal Property Account:** N/A  
**Agent:** CHANDLER CROUCH (11730)  
**Protest Deadline Date:** 5/24/2024

**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,765  
**Land Acres<sup>\*</sup>:** 0.1553  
**Pool:** N

<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:**  
YOUNG BRIAN  
YOUNG AMY

**Primary Owner Address:**  
8317 SNOW EGRET WAY  
FORT WORTH, TX 76118

**Deed Date:** 6/22/2016  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D216138258](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TCH TRINITY CUSTOM HOMES LLC	9/14/2015	<a href="#">D215210926</a>		
RIVERBEND INVESTMENT LTD	1/1/2014	0000000000000000	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	\$463,216	\$110,000	\$573,216	\$573,216
2024	\$463,216	\$110,000	\$573,216	\$573,216
2023	\$550,043	\$75,000	\$625,043	\$548,651
2022	\$423,774	\$75,000	\$498,774	\$498,774
2021	\$296,155	\$75,000	\$371,155	\$371,155
2020	\$296,155	\$75,000	\$371,155	\$371,155

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.