

Tarrant Appraisal District

Property Information | PDF

Account Number: 41714067

Address: 8317 SNOW EGRET WAY

City: FORT WORTH

Georeference: 23264H-32-4R

Subdivision: LAKES OF RIVER TRAILS ADDITION

Neighborhood Code: 3T010E

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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)

Site Number: 141714067

TARRANT COUNTY (220)

TARRANT REGIONAL WATER DISTRICT (223)

Latitude: 32.8024102551

TAD Map: 2090-412 MAPSCO: TAR-066C

Longitude: -97.1984281825

TARRANT COUNTY HOSPITAL (224) Site Class: A1 - Residential - Single Family

TARRANT COUNTY COLLEGE (225)

Parcels: 1

HURST-EULESS-BEDFORD ISD (916)Approximate Size+++: 3,400 State Code: A Percent Complete: 100%

Year Built: 2015 **Land Sqft***: 6,765 Personal Property Account: N/A

Land Acres*: 0.1553 Agent: CHANDLER CROUCH (11730) Pool: N

Protest Deadline Date: 5/24/2024

+++ Rounded.

OWNER INFORMATION

Current Owner:

YOUNG BRIAN Deed Date: 6/22/2016

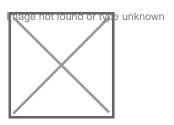
YOUNG AMY **Deed Volume: Primary Owner Address: Deed Page:**

8317 SNOW EGRET WAY **Instrument:** D216138258 FORT WORTH, TX 76118

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TCH TRINITY CUSTOM HOMES LLC	9/14/2015	D215210926		
RIVERBEND INVESTMENT LTD	1/1/2014	00000000000000	0000000	0000000

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^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



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	\$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.

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.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.