



Address: [8240 SANDHILL CRANE DR](#)
City: FORT WORTH
Georeference: 23264H-25-35
Subdivision: LAKES OF RIVER TRAILS ADDITION
Neighborhood Code: 3T010E

Latitude: 32.7997471478
Longitude: -97.1995308283
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 25 Lot 35

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)

State Code: A
Year Built: 2015
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$587,918
Protest Deadline Date: 5/24/2024

Site Number: 800005972
Site Name: LAKES OF RIVER TRAILS ADDITION 25 35
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,008
Percent Complete: 100%
Land Sqft^{*}: 6,600
Land Acres^{*}: 0.1515
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:
MCDUGALL JOHN R JR
Primary Owner Address:
8240 SANDHILL CRANE
FORT WORTH, TX 76118

Deed Date: 5/13/2016
Deed Volume:
Deed Page:
Instrument: [D216102475](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TCH TRINITY CUSTOM HOMES LLC	9/21/2015	D215216557		



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	\$477,918	\$110,000	\$587,918	\$582,974
2024	\$477,918	\$110,000	\$587,918	\$529,976
2023	\$489,239	\$75,000	\$564,239	\$481,796
2022	\$377,051	\$75,000	\$452,051	\$437,996
2021	\$323,178	\$75,000	\$398,178	\$398,178
2020	\$289,387	\$75,000	\$364,387	\$364,387

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.