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**Address:** [8220 SANDHILL CRANE DR](#)  
**City:** FORT WORTH  
**Georeference:** 23264H-25-40  
**Subdivision:** LAKES OF RIVER TRAILS ADDITION  
**Neighborhood Code:** 3T010E

**Latitude:** 32.7997512169  
**Longitude:** -97.2003963205  
**TAD Map:** 2090-412  
**MAPSCO:** TAR-066C



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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 25 Lot 40

**Jurisdictions:**

CITY OF FORT WORTH (026)	<b>Site Number:</b> 800005977
TARRANT COUNTY (220)	<b>Site Name:</b> Description LAKES OF RIVER TRAILS ADDITION 25 40
TARRANT REGIONAL WATER DISTRICT (223)	<b>Site Class:</b> A1 - Residential - Single Family
TARRANT COUNTY HOSPITAL (224)	<b>Parcels:</b> 1
TARRANT COUNTY COLLEGE (225)	<b>Approximate Size<sup>+++</sup>:</b> 2,851
HURST-EULESS-BEDFORD ISD (910)	<b>Percent Complete:</b> 100%
<b>State Code:</b> A	<b>Land Sqft<sup>*</sup>:</b> 8,255
<b>Year Built:</b> 2016	<b>Land Acres<sup>*</sup>:</b> 0.1895
<b>Personal Property Account:</b> N/A	<b>Pool:</b> N
<b>Agent:</b> CHANDLER CROUCH (11730)	
<b>Notice Sent Date:</b> 4/15/2025	
<b>Notice Value:</b> \$518,280	
<b>Protest Deadline Date:</b> 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:**

FORTIN ANDREW  
FORTIN LINDSEY

**Primary Owner Address:**

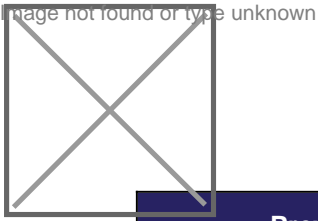
8220 SANDHILL CRANE  
FORT WORTH, TX 76118

**Deed Date:** 9/1/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216204476](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
TCH TRINITY CUSTOM HOMES LLC	12/10/2015	<a href="#">D215281055</a>		

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	\$408,280	\$110,000	\$518,280	\$518,280
2024	\$408,280	\$110,000	\$518,280	\$483,901
2023	\$481,901	\$75,000	\$556,901	\$439,910
2022	\$370,237	\$75,000	\$445,237	\$399,918
2021	\$288,562	\$75,000	\$363,562	\$363,562
2020	\$288,562	\$75,000	\$363,562	\$363,562

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.