



Address: [8240 WHISTLING DUCK DR](#)
City: FORT WORTH
Georeference: 23264H-30-2
Subdivision: LAKES OF RIVER TRAILS ADDITION
Neighborhood Code: 3T010E

Latitude: 32.8012306601
Longitude: -97.199666379
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 30 Lot 2

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: 2016
Personal Property Account: N/A
Agent: CHANDLER CROUCH (11730)
Protest Deadline Date: 5/24/2024

Site Number: 800005941
Site Name: LAKES OF RIVER TRAILS ADDITION 30 2
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,336
Percent Complete: 100%
Land Sqft^{*}: 5,898
Land Acres^{*}: 0.1354
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:
LOZOYA CARMEN A
Primary Owner Address:
8240 WHISTLING DUCK DR
FORT WORTH, TX 76118

Deed Date: 11/17/2016
Deed Volume:
Deed Page:
Instrument: [D216277570](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WEEKLEY HOMES	2/16/2016	D216032475		

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	\$337,734	\$110,000	\$447,734	\$447,734
2024	\$337,734	\$110,000	\$447,734	\$447,734
2023	\$401,187	\$75,000	\$476,187	\$423,094
2022	\$309,631	\$75,000	\$384,631	\$384,631
2021	\$265,670	\$75,000	\$340,670	\$340,670
2020	\$238,096	\$75,000	\$313,096	\$313,096

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.