



**Address:** [8120 SNOW EGRET WAY](#)  
**City:** FORT WORTH  
**Georeference:** 23264H-31-16  
**Subdivision:** LAKES OF RIVER TRAILS ADDITION  
**Neighborhood Code:** 3T010E

**Latitude:** 32.8018634403  
**Longitude:** -97.2015828044  
**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 31 Lot 16

**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:** 2017  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$473,194  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 800005921  
**Site Name:** LAKES OF RIVER TRAILS ADDITION 31 16  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,885  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 4,042  
**Land Acres<sup>\*</sup>:** 0.0928  
**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:**  
JOHNSON JOHN FRANK JR  
**Primary Owner Address:**  
8120 SNOW EGRET WAY  
FORT WORTH, TX 76118

**Deed Date:** 2/21/2018  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D218036907](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TCH TRINITY CUST HOMES LLC	3/2/2017	<a href="#">D217051812</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	\$363,194	\$110,000	\$473,194	\$472,034
2024	\$363,194	\$110,000	\$473,194	\$429,122
2023	\$371,676	\$75,000	\$446,676	\$390,111
2022	\$287,716	\$75,000	\$362,716	\$354,646
2021	\$247,405	\$75,000	\$322,405	\$322,405
2020	\$222,125	\$75,000	\$297,125	\$297,125

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.