



**Address:** [8117 WHISTLING DUCK DR](#)  
**City:** FORT WORTH  
**Georeference:** 23264H-31-18  
**Subdivision:** LAKES OF RIVER TRAILS ADDITION  
**Neighborhood Code:** 3T010E

**Latitude:** 32.8016752005  
**Longitude:** -97.201533122  
**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 18

**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)

**Site Number:** 800005923  
**Site Name:** LAKES OF RIVER TRAILS ADDITION 31 18  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,968  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 3,857  
**Land Acres<sup>\*</sup>:** 0.0885  
**Pool:** N

**State Code:** A

**Year Built:** 2017

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$480,938

**Protest Deadline Date:** 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:**

JASIM AZRN

**Primary Owner Address:**

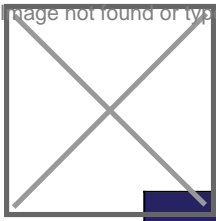
8117 WHISTLING DUCK DR  
FORT WORTH, TX 76118

**Deed Date:** 11/22/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224217297](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SINGH JAGDISH	4/12/2019	<a href="#">D219079707</a>		
SINGH MANEET	8/21/2018	<a href="#">D218187702</a>		
TCH TRINITY CUSTOM HOMES LLC	8/22/2017	<a href="#">D217198972</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	\$260,000	\$110,000	\$370,000	\$370,000
2024	\$370,938	\$110,000	\$480,938	\$393,250
2023	\$379,602	\$75,000	\$454,602	\$357,500
2022	\$250,000	\$75,000	\$325,000	\$325,000
2021	\$250,000	\$75,000	\$325,000	\$325,000
2020	\$226,850	\$75,000	\$301,850	\$301,850

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.