



Address: [8209 WHISTLING DUCK DR](#)
City: FORT WORTH
Georeference: 23264H-31-25
Subdivision: LAKES OF RIVER TRAILS ADDITION
Neighborhood Code: 3T010E

Latitude: 32.8016751751
Longitude: -97.2003617215
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 25

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: 800005931
Site Name: LAKES OF RIVER TRAILS ADDITION 31 25
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,488
Percent Complete: 100%
Land Sqft^{*}: 6,040
Land Acres^{*}: 0.1387
Pool: N

State Code: A

Year Built: 2015

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$518,426

Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

EIBEL JESSICA DIANE
EIBEL JORDAN DAVID

Primary Owner Address:
8209 WHISTLING DUCK DR
FORT WORTH, TX 76118

Deed Date: 8/17/2023
Deed Volume:
Deed Page:
Instrument: [D223148887](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
QUIJANO GIANCARLO;QUIJANO NINA A	4/6/2016	D216071988		
TCH TRINITY CUSTOM HOMES LLC	9/21/2015	D215216379		

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	\$408,426	\$110,000	\$518,426	\$518,426
2024	\$408,426	\$110,000	\$518,426	\$518,426
2023	\$418,026	\$75,000	\$493,026	\$426,364
2022	\$322,996	\$75,000	\$397,996	\$387,604
2021	\$277,367	\$75,000	\$352,367	\$352,367
2020	\$248,749	\$75,000	\$323,749	\$323,749

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.