



## LOCATION

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**Address:** [8958 WINDING RIVER DR](#)

**City:** FORT WORTH

**Georeference:** 23264J-5-14

**Subdivision:** LAKES OF RIVER TRAILS SOUTH

**Neighborhood Code:** 3T010C

**Latitude:** 32.7920371004

**Longitude:** -97.1845137561

**TAD Map:** 2096-408

**MAPSCO:** TAR-067E



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

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**Legal Description:** LAKES OF RIVER TRAILS  
SOUTH Block 5 Lot 14

**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:** 2002

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 40076504

**Site Name:** LAKES OF RIVER TRAILS SOUTH-5-14

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,807

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,728

**Land Acres<sup>\*</sup>:** 0.1314

**Pool:** Y

<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

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**Current Owner:**

AUSTIN BRUTUS CHAD

SIMS MELISSA GAIL

**Primary Owner Address:**

8958 WINDING RIVER DR

FORT WORTH, TX 76118

**Deed Date:** 12/3/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221356806](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OPENDOOR PROPERTY C LLC	7/26/2021	<a href="#">D221215226</a>		
TIDEMANN JOSHUA E	9/30/2020	<a href="#">D220251812</a>		
BAGGETT ALINE B;BAGGETT BRANDON	2/24/2012	<a href="#">D212046315</a>	0000000	0000000
HEWITT JOY	6/6/2006	<a href="#">D206179014</a>	0000000	0000000
BIZJACK JOCELYN A;BIZJACK JUSTIN	12/27/2002	00162850000151	0016285	0000151
CLASSIC CENTURY HOMES LTD	9/4/2002	00159990000169	0015999	0000169
RIVERBEND INVESTMENT LTD	1/1/2002	00000000000000	0000000	0000000

## 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	\$0	\$0	\$0	\$0
2024	\$311,774	\$70,000	\$381,774	\$381,774
2023	\$313,312	\$55,000	\$368,312	\$355,753
2022	\$268,412	\$55,000	\$323,412	\$323,412
2021	\$225,224	\$55,000	\$280,224	\$280,224
2020	\$182,000	\$55,000	\$237,000	\$237,000

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.