



## LOCATION

**Address:** [8300 DEER BLUFF LN](#)  
**City:** FORT WORTH  
**Georeference:** 3101B-4-33  
**Subdivision:** BOSWELL RANCH  
**Neighborhood Code:** 2N010F

**Latitude:** 32.877890212  
**Longitude:** -97.4173325348  
**TAD Map:** 2024-440  
**MAPSCO:** TAR-032Q



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** BOSWELL RANCH Block 4 Lot 33

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
EAGLE MTN-SAGINAW ISD (918)

**State Code:** A

**Year Built:** 2008

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 41074866

**Site Name:** BOSWELL RANCH-4-33

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,436

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,147

**Land Acres<sup>\*</sup>:** 0.1411

**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:**

MAGALLON MARGARET F

**Primary Owner Address:**

8300 DEER BLUFF LN  
FORT WORTH, TX 76179

**Deed Date:** 10/7/2008

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D208418143](#)

| Previous Owners  | Date      | Instrument                 | Deed Volume | Deed Page |
|------------------|-----------|----------------------------|-------------|-----------|
| CHELDAN HOMES LP | 6/20/2008 | <a href="#">D208262567</a> | 0000000     | 0000000   |
| SMRP LTD         | 1/1/2006  | 0000000000000000           | 0000000     | 0000000   |

## VALUES

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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 | \$195,000          | \$65,000    | \$260,000    | \$240,631                    |
| 2023 | \$233,951          | \$45,000    | \$278,951    | \$218,755                    |
| 2022 | \$153,868          | \$45,000    | \$198,868    | \$198,868                    |
| 2021 | \$153,868          | \$45,000    | \$198,868    | \$198,868                    |
| 2020 | \$137,730          | \$45,000    | \$182,730    | \$182,730                    |

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

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- 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.