



## LOCATION

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**Address:** [8220 DEER BLUFF LN](#)  
**City:** FORT WORTH  
**Georeference:** 3101B-4-34  
**Subdivision:** BOSWELL RANCH  
**Neighborhood Code:** 2N010F

**Latitude:** 32.877736483  
**Longitude:** -97.4173326608  
**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

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**Legal Description:** BOSWELL RANCH Block 4 Lot 34

**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:** 2007

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 41074874

**Site Name:** BOSWELL RANCH-4-34

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,628

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,135

**Land Acres<sup>\*</sup>:** 0.1408

**Pool:** N

+++ Rounded.

\* 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:**

COGENT REALTY HOLDINGS LLC

**Primary Owner Address:**

910 EMERALD BLVD  
SOUTHLAKE, TX 76092

**Deed Date:** 3/21/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222077902](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DENA HALEY	8/19/2020	<a href="#">D220206660</a>		
HALL GEORGE RICHARD;SEELY SUZANNE	8/10/2019	<a href="#">D210305992</a>		
HALL LILLIAN	12/10/2010	<a href="#">D210305992</a>	0000000	0000000
HALL LILLIAN W	9/21/2007	<a href="#">D207347051</a>	0000000	0000000
CHELDAN HOMES LP	2/7/2007	<a href="#">D207048411</a>	0000000	0000000
SMRP LTD	1/1/2006	0000000000000000	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	\$215,000	\$65,000	\$280,000	\$280,000
2023	\$255,550	\$45,000	\$300,550	\$300,550
2022	\$191,259	\$45,000	\$236,259	\$233,848
2021	\$167,589	\$45,000	\$212,589	\$212,589
2020	\$143,300	\$45,000	\$188,300	\$188,300

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

There are no exemptions for this property

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.