

LOCATION

Address: [8209 WATER BUCK RUN](#)
City: FORT WORTH
Georeference: 3101B-8-31
Subdivision: BOSWELL RANCH
Neighborhood Code: 2N010F

Latitude: 32.8774076036
Longitude: -97.4196360516
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 8 Lot 31

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: 2010

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 41075692

Site Name: BOSWELL RANCH-8-31

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,636

Percent Complete: 100%

Land Sqft^{*}: 5,996

Land Acres^{*}: 0.1376

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

CUMMINGS DELWYN

Primary Owner Address:

8209 WATER BUCK RUN
FORT WORTH, TX 76179

Deed Date: 5/4/2021

Deed Volume:

Deed Page:

Instrument: [D2211281338](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OPENDOOR PROPERTY TRUST 1	3/1/2021	D221056286		
AUGUSTIN RICARFENS	6/16/2014	D214126015	0000000	0000000
LONG NANCY;LONG ROBERT	6/29/2010	D210159672	0000000	0000000
DR HORTON - TEXAS LTD	12/29/2009	D209336332	0000000	0000000
SMRP LTD	1/1/2006	000000000000000	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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$195,600	\$65,000	\$260,600	\$260,600
2023	\$260,558	\$45,000	\$305,558	\$264,388
2022	\$195,353	\$45,000	\$240,353	\$240,353
2021	\$171,152	\$45,000	\$216,152	\$216,152
2020	\$153,025	\$45,000	\$198,025	\$198,025

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)
- DISABLED VET 100 PCT 11.131 - T&P

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.