



LOCATION

Address: [8305 WHISTLING DUCK DR](#)
City: FORT WORTH
Georeference: 23264H-26-20
Subdivision: LAKES OF RIVER TRAILS ADDITION
Neighborhood Code: 3T010E

Latitude: 32.8016907043
Longitude: -97.198946479
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 26 Lot 20

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: 41648447
Site Name: LAKES OF RIVER TRAILS ADDITION-26-20
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,268
Percent Complete: 100%
Land Sqft^{*}: 5,500
Land Acres^{*}: 0.1262
Pool: N

State Code: A
Year Built: 2013
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/15/2025

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
FLAA WESLEY B
Primary Owner Address:
8305 WHISTLING DUCK DR
FORT WORTH, TX 76118-7618

Deed Date: 1/9/2014
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D214005838](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|--------------------------|----------|----------------------------|-------------|-----------|
| DUNHILL HOMES DFW LLC | 8/7/2013 | D213209778 | 0000000 | 0000000 |
| RIVERBEND INVESTMENT LTD | 1/1/2013 | 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 ⁺ |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$0 | \$0 | \$0 | \$0 |
| 2024 | \$500,242 | \$110,000 | \$610,242 | \$479,160 |
| 2023 | \$513,150 | \$75,000 | \$588,150 | \$435,600 |
| 2022 | \$396,013 | \$75,000 | \$471,013 | \$396,000 |
| 2021 | \$285,000 | \$75,000 | \$360,000 | \$360,000 |
| 2020 | \$285,000 | \$75,000 | \$360,000 | \$360,000 |

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.