

## LOCATION

**Address:** [8212 SANDHILL CRANE DR](#)  
**City:** FORT WORTH  
**Georeference:** 23264H-25-42  
**Subdivision:** LAKES OF RIVER TRAILS ADDITION  
**Neighborhood Code:** 3T010E

**Latitude:** 32.7998498276  
**Longitude:** -97.2008463448  
**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 25 Lot 42

**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:** 800005979  
**Site Name:** LAKES OF RIVER TRAILS ADDITION 25 42  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,681  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 12,243  
**Land Acres<sup>\*</sup>:** 0.2811  
**Pool:** N

**State Code:** A

**Year Built:** 2015

**Personal Property Account:** N/A

**Agent:** None

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

<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:**

SHOWELL JOSEPH  
SHOWELL DEBBIE

**Primary Owner Address:**  
8212 SANDHILL CRANE DR  
FORT WORTH, TX 76118

**Deed Date:** 3/28/2016  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D216062009](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DUNHILL HOMES DFW LLC	10/1/2015	<a href="#">D215225954</a>		

## 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	\$575,930	\$104,500	\$680,430	\$539,055
2023	\$589,531	\$71,250	\$660,781	\$490,050
2022	\$454,804	\$71,250	\$526,054	\$445,500
2021	\$333,750	\$71,250	\$405,000	\$405,000
2020	\$333,750	\$71,250	\$405,000	\$405,000

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.