



**Address:** [8377 EDGEPOINT TR](#)  
**City:** FORT WORTH  
**Georeference:** 23264H-12-27  
**Subdivision:** LAKES OF RIVER TRAILS ADDITION  
**Neighborhood Code:** 3T010B

**Latitude:** 32.8063469978  
**Longitude:** -97.1978453935  
**TAD Map:** 2090-412  
**MAPSCO:** TAR-052Y



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

## PROPERTY DATA

**Legal Description:** LAKES OF RIVER TRAILS  
ADDITION Block 12 Lot 27

**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)

**State Code:** A

**Year Built:** 2005

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 40681815

**Site Name:** LAKES OF RIVER TRAILS ADDITION-12-27

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,020

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,098

**Land Acres<sup>\*</sup>:** 0.1399

**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:**  
LUFULUABO NADY ISAAC K  
**Primary Owner Address:**  
8377 EDGEPOINT TR  
HURST, TX 76053

**Deed Date:** 8/30/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224156612](#)

| Previous Owners                     | Date       | Instrument                 | Deed Volume | Deed Page |
|-------------------------------------|------------|----------------------------|-------------|-----------|
| TAFT JOSEPH                         | 8/22/2019  | <a href="#">D219193571</a> |             |           |
| MYERS THE HOME BUYERS OF DALLAS LLC | 8/22/2019  | <a href="#">D219192372</a> |             |           |
| PATRICK BRITTANY N ETAL             | 10/19/2012 | <a href="#">D212261071</a> | 0000000     | 0000000   |
| CARTER MARTHA                       | 4/25/2006  | <a href="#">D207048160</a> | 0000000     | 0000000   |
| MACK CLARK HOMES INC                | 1/4/2005   | <a href="#">D205020588</a> | 0000000     | 0000000   |
| RIVERBEND INVESTMENT LTD            | 1/1/2004   | 00000000000000             | 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 | \$325,874          | \$75,000    | \$400,874    | \$400,874        |
| 2023 | \$348,848          | \$50,000    | \$398,848    | \$398,848        |
| 2022 | \$272,996          | \$50,000    | \$322,996    | \$322,996        |
| 2021 | \$239,672          | \$50,000    | \$289,672    | \$289,672        |
| 2020 | \$222,324          | \$50,000    | \$272,324    | \$272,324        |

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.