



**Address:** [8312 DEER BLUFF LN](#)  
**City:** FORT WORTH  
**Georeference:** 3101B-4-30  
**Subdivision:** BOSWELL RANCH  
**Neighborhood Code:** 2N010F

**Latitude:** 32.8783407645  
**Longitude:** -97.4173170996  
**TAD Map:** 2024-440  
**MAPSCO:** TAR-032Q



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

## PROPERTY DATA

**Legal Description:** BOSWELL RANCH Block 4 Lot 30

**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:** 41074823

**Site Name:** BOSWELL RANCH-4-30

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

**Parcels:** 1

**Approximate Size+++:** 1,617

**Percent Complete:** 100%

**Land Sqft\*:** 6,179

**Land Acres\*:** 0.1418

**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:**  
CORD ALANA MARIE  
**Primary Owner Address:**  
8312 DEER BLUFF LN  
FORT WORTH, TX 76179

**Deed Date:** 1/27/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223020541](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CORD ALANA MARIE;CORD TIMOTHY MICHAEL	1/1/2019	<a href="#">D221369943</a> <a href="#">CWD</a>		
PARKS ALANA M	10/19/2018	360-601653-16		
PARKS ALANA M;PARKS JUSTIN J	11/14/2014	<a href="#">D214252566</a>		
LUP JENNIFER;LUP KENNETH B	2/15/2011	<a href="#">D211039675</a>	0000000	0000000
D R HORTON LTD	9/29/2010	<a href="#">D210243063</a>	0000000	0000000
SMRP LTD	1/1/2006	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$223,207	\$65,000	\$288,207	\$281,930
2023	\$256,501	\$45,000	\$301,501	\$256,300
2022	\$188,000	\$45,000	\$233,000	\$233,000
2021	\$168,237	\$45,000	\$213,237	\$213,237
2020	\$150,445	\$45,000	\$195,445	\$195,445

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.