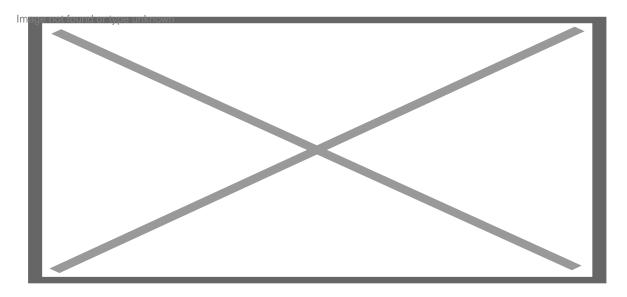


## Tarrant Appraisal District Property Information | PDF Account Number: 00212717

Address: <u>8800 ROLLING SPRINGS CT</u> City: FORT WORTH Georeference: 2415-S-18 Subdivision: BENTLEY VILLAGE ADDITION Neighborhood Code: 1B200N Latitude: 32.7674556712 Longitude: -97.1625270337 TAD Map: 2102-400 MAPSCO: TAR-067U





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

### **PROPERTY DATA**

### Legal Description: BENTLEY VILLAGE ADDITION Block S Lot 18

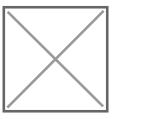
#### Jurisdictions:

CITY OF FORT WORTH (026) TARRANT COUNTY (220) TARRANT REGIONAL WATER DISTRICT (223) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) FORT WORTH ISD (905) State Code: A Year Built: 1985 Personal Property Account: N/A

Agent: None Protest Deadline Date: 5/15/2025 Site Number: 00212717 Site Name: BENTLEY VILLAGE ADDITION-S-18 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 2,699 Percent Complete: 100% Land Sqft<sup>\*</sup>: 10,275 Land Acres<sup>\*</sup>: 0.2358 Pool: N

+++ Rounded.

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



# Tarrant Appraisal District Property Information | PDF

## **OWNER INFORMATION**

#### Current Owner: BRADFORD ZACHARY

Primary Owner Address: 8800 ROLLING SPRINGS CT FORT WORTH, TX 76120-2844 Deed Date: 8/1/2013 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D213204278

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KORMAN DIAN C	7/29/1996	00124550001683	0012455	0001683
MORGAN KEN;MORGAN TAMIE	8/14/1985	00082750000392	0008275	0000392
AVANTE HOMES INC	4/4/1985	00081390001064	0008139	0001064
MORGAN KEN;MORGAN TAMIE	3/6/1985	00081100000274	0008110	0000274
UNITED SAVINGS ASSOC OF TEXAS	12/31/1900	000000000000000000000000000000000000000	000000	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$350,915	\$70,000	\$420,915	\$359,062
2023	\$335,085	\$70,000	\$405,085	\$326,420
2022	\$276,880	\$55,000	\$331,880	\$296,745
2021	\$214,768	\$55,000	\$269,768	\$269,768
2020	\$216,487	\$55,000	\$271,487	\$271,487

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.