

## Tarrant Appraisal District Property Information | PDF Account Number: 02640821

## Address: 8517 WILBUR ST

City: WHITE SETTLEMENT Georeference: 36990-10-3 Subdivision: SADDLE HILLS ADDITION Neighborhood Code: 2W100C Latitude: 32.767866275 Longitude: -97.4649709563 TAD Map: 2006-400 MAPSCO: TAR-059T





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

### PROPERTY DATA

# Legal Description: SADDLE HILLS ADDITION Block 10 Lot 3

#### Jurisdictions:

CITY OF WHITE SETTLEMENT (030) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) WHITE SETTLEMENT ISD (920)

#### State Code: A

Year Built: 1972 Personal Property Account: N/A

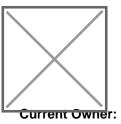
Agent: None Protest Deadline Date: 5/15/2025 Site Number: 02640821 Site Name: SADDLE HILLS ADDITION-10-3 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 1,614 Percent Complete: 100% Land Sqft<sup>\*</sup>: 8,188 Land Acres<sup>\*</sup>: 0.1879 Pool: Y

#### +++ Rounded.

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

## **OWNER INFORMATION**





RIVAS MANUEL Primary Owner Address: 8517 WILBUR ST WHITE SETTLEMENT, TX 76108 Deed Date: 9/28/2016 Deed Volume: Deed Page: Instrument: D216230468

| Previous Owners                   | Date       | Instrument                              | Deed Volume | Deed Page |
|-----------------------------------|------------|---|-------------|-----------|
| SALAS MANUEL;SALAS MAYELA CECENAS | 12/3/2010  | D210303277                              | 000000      | 0000000   |
| FEDERAL HOME LOAN MTG CORP        | 10/5/2010  | D210256555                              | 000000      | 0000000   |
| LAURIE BRYAN A;LAURIE SUE A       | 6/19/2008  | D208297900                              | 000000      | 0000000   |
| TAYLOR PHILLIP SCOTT              | 4/6/2007   | D207142332                              | 000000      | 0000000   |
| TAYLOR MARY D;TAYLOR PHILLIP S    | 8/28/1997  | 00128910000429                          | 0012891     | 0000429   |
| SLOVAK KENNETH R                  | 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 | \$255,894          | \$40,940    | \$296,834    | \$296,834       |
| 2023 | \$257,070          | \$40,940    | \$298,010    | \$298,010       |
| 2022 | \$227,226          | \$25,000    | \$252,226    | \$252,226       |
| 2021 | \$196,405          | \$25,000    | \$221,405    | \$221,405       |
| 2020 | \$172,765          | \$25,000    | \$197,765    | \$197,765       |

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.