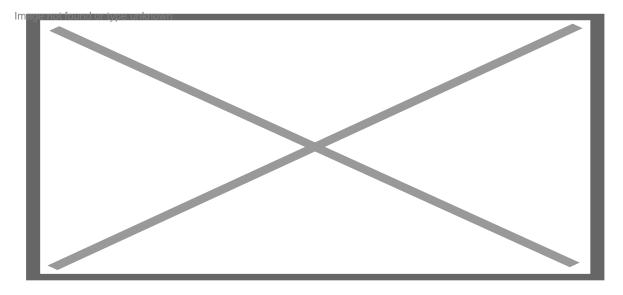


Tarrant Appraisal District Property Information | PDF Account Number: 05752892

Address: 8708 BRUSHY CREEK TR City: FORT WORTH

Georeference: 34557-10-3 Subdivision: RIVER TRAILS ADDITION Neighborhood Code: 3T010A Latitude: 32.7995001543 Longitude: -97.1904151294 TAD Map: 2090-412 MAPSCO: TAR-066D





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

PROPERTY DATA

Legal Description: RIVER TRAILS ADDITION Block 10 Lot 3 50% UNDIVIDED INTEREST					
Jurisdictions: CITY OF FORT WORTH (026) TARRANT COUNTY (220) TARRANT REGIONAL WATER	Site Number: 05752892 Site Name: RIVER TRAILS ADDITION 10 3 50% UNDIVIDED INTEREST DISTRICT (223) LSite Class: A1 - Residential - Single Family Pargels: 2 Distriction of the state of				

+++ Rounded.

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





OWNER INFORMATION

Current Owner: DEMCHUK-NEALEY BRANDIE

Primary Owner Address: 8708 BRUSHY CREEK TRL FORT WORTH, TX 76118 Deed Date: 9/11/2015 Deed Volume: Deed Page: Instrument: D215206231

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DEMCHUK-NEALEY BRANDIE;REED KYLE	9/10/2015	D215206231		
T3L LLC	2/3/2014	D214026271	000000	0000000
SNEED THURMAN C	7/5/2012	D212164460	000000	0000000
WELLS FARGO BANK N A	10/4/2011	D211247570	000000	0000000
DATE DALIA L	4/6/2007	D207134203	000000	0000000
FITZPATRICK TODD	12/4/2006	000000000000000000000000000000000000000	000000	0000000
FITZPATRICK C FITZPATRICK; FITZPATRICK T	9/27/2005	D205302695	000000	0000000
FITZPATRICK TODD J	5/20/1988	00092830001834	0009283	0001834
LOMAS & NETTLETON CO	3/1/1988	00092020002128	0009202	0002128
NASH PHILLIPS/COPUS INC	4/11/1986	00085140000634	0008514	0000634
HUDGINS FINANCIAL CORP	1/1/1985	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	\$102,500	\$35,000	\$137,500	\$128,069
2023	\$116,028	\$25,000	\$141,028	\$116,426
2022	\$91,833	\$25,000	\$116,833	\$105,842
2021	\$71,220	\$25,000	\$96,220	\$96,220
2020	\$71,220	\$25,000	\$96,220	\$96,220

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)
- HOMESTEAD DISABLED PERSON 11.13 (c)

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.