



**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 DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
HURST-EULESS-BEDFORD ISD (496)

**Site Number:** 05752892  
**Site Name:** RIVER TRAILS ADDITION 10 3 50% UNDIVIDED INTEREST  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 2  
**Approximate Size<sup>+++</sup>:** 1,510

**State Code:** A  
**Year Built:** 1986  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/15/2025

**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,444  
**Land Acres<sup>\*</sup>:** 0.1249  
**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:**  
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	<a href="#">D215206231</a>		
T3L LLC	2/3/2014	<a href="#">D214026271</a>	0000000	0000000
SNEED THURMAN C	7/5/2012	<a href="#">D212164460</a>	0000000	0000000
WELLS FARGO BANK N A	10/4/2011	<a href="#">D211247570</a>	0000000	0000000
DATE DALIA L	4/6/2007	<a href="#">D207134203</a>	0000000	0000000
FITZPATRICK TODD	12/4/2006	00000000000000	0000000	0000000
FITZPATRICK C FITZPATRICK; FITZPATRICK T	9/27/2005	<a href="#">D205302695</a>	0000000	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	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	\$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

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- 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.