

LOCATION

Account Number: 05752981

Address: 8740 BRUSHY CREEK TR

City: FORT WORTH

Georeference: 34557-10-11

Subdivision: RIVER TRAILS ADDITION

Neighborhood Code: 3T010A

Latitude: 32.7993027788 **Longitude:** -97.1891311668

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 11

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 (916)

State Code: A Year Built: 1986

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 05752981

Site Name: RIVER TRAILS ADDITION-10-11 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,531
Percent Complete: 100%

Land Sqft*: 5,602 Land Acres*: 0.1286

Pool: N

+++ Rounded

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



OWNER INFORMATION

Current Owner: KAHN KATHERINE

Primary Owner Address: 8740 BRUSHY CREEK TR FORT WORTH, TX 76118

Deed Date: 6/27/2015

Deed Volume: Deed Page:

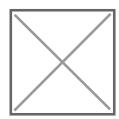
Instrument: RFLRS032915

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCGAVRAN KATHERINE D	6/26/2015	D215141266		
RHEA JOHN EDGAR;RHEA KITNA D	11/24/2009	D209315670	0000000	0000000
MOORE DANNY;MOORE PAIGE	8/28/2003	D203327934	0017149	0000204
YENNE ANDREA BAKER; YENNE CHRIS B	9/28/2000	00145550000286	0014555	0000286
ROBERTS JOE J;ROBERTS SHERI L	3/16/2000	00142690000422	0014269	0000422
SEC OF HUD	7/8/1999	00140490000148	0014049	0000148
TEMPLE INLAND MTG CORP	7/6/1999	00139060000319	0013906	0000319
JOHNSON ELLEN	8/20/1996	00124860000331	0012486	0000331
DAVIS GWEN;DAVIS PALMER W	4/6/1994	00115410001439	0011541	0001439
HAMILTON LISA;HAMILTON MICHAEL W	10/8/1986	00087110000425	0008711	0000425
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.

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Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$180,000	\$70,000	\$250,000	\$250,000
2023	\$190,000	\$50,000	\$240,000	\$229,900
2022	\$180,000	\$50,000	\$230,000	\$209,000
2021	\$140,000	\$50,000	\$190,000	\$190,000
2020	\$143,792	\$50,000	\$193,792	\$193,792

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.

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