



**Address:** [8828 BRUSHY CREEK TR](#)  
**City:** FORT WORTH  
**Georeference:** 34557-10-20  
**Subdivision:** RIVER TRAILS ADDITION  
**Neighborhood Code:** 3T010A

**Latitude:** 32.7990915771  
**Longitude:** -97.1876841526  
**TAD Map:** 2096-412  
**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 20

**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:** 05753104

**Site Name:** RIVER TRAILS ADDITION-10-20

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,531

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,499

**Land Acres<sup>\*</sup>:** 0.1262

**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:**

THOMAS MICHAEL EUGENE

**Primary Owner Address:**

8828 BRUSHY CREEK TR  
FORT WORTH, TX 76118-7422

**Deed Date:** 2/19/1987

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** 000000000000000

Previous Owners	Date	Instrument	Deed Volume	Deed Page
THOMAS MICHAEL;THOMAS TRACEY	10/23/1986	00087260000553	0008726	0000553
NASH PHILLIPS COPUS INC	4/11/1986	00085140000634	0008514	0000634
HUDGINS FINANCIAL CORP	1/1/1985	000000000000000	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*
2025	\$0	\$0	\$0	\$0
2024	\$209,456	\$70,000	\$279,456	\$252,640
2023	\$234,288	\$50,000	\$284,288	\$229,673
2022	\$185,431	\$50,000	\$235,431	\$208,794
2021	\$148,897	\$50,000	\$198,897	\$189,813
2020	\$122,557	\$50,000	\$172,557	\$172,557

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)
- DISABLED VET 10 to 29 PCT 11.22

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.