



LOCATION

Address: 8828 BRUSHY CREEK TR

City: FORT WORTH

Georeference: 34557-10-20

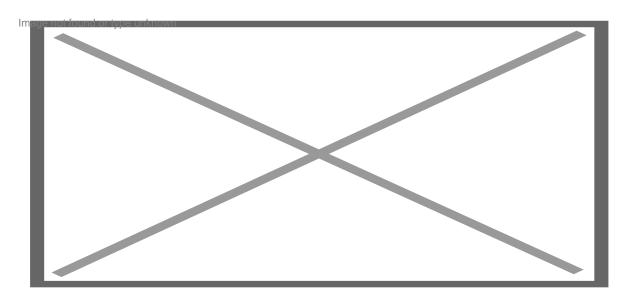
**Subdivision: RIVER TRAILS ADDITION** 

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

Land Sqft\*: 5,499 Land Acres\*: 0.1262

Pool: N

+++ Rounded

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<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	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*
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.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.