

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 05754224

### **LOCATION**

Address: 8812 PEDERNALES TR

City: FORT WORTH

Georeference: 34557-12-16

**Subdivision: RIVER TRAILS ADDITION** 

Neighborhood Code: 3T010A

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

# PROPERTY DATA

Legal Description: RIVER TRAILS ADDITION Block

12 Lot 16

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: 1993

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 05754224

Latitude: 32.8006550281

**TAD Map:** 2090-412 **MAPSCO:** TAR-066D

Longitude: -97.1880171451

**Site Name:** RIVER TRAILS ADDITION-12-16 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,440
Percent Complete: 100%

Land Sqft\*: 5,340 Land Acres\*: 0.1225

Pool: N

+++ Rounded.

#### OWNER INFORMATION

**Current Owner:** 

NGUYEN GIANG LONG THAO NGO THI THANH **Primary Owner Address:** 

8812 PEDERNALES TRL FORT WORTH, TX 76118 Deed Date: 5/13/2022

Deed Volume: Deed Page:

**Instrument:** D222128986

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



| Previous Owners                  | Date       | Instrument     | Deed Volume | Deed Page |
|----------------------------------|------------|----------------|-------------|-----------|
| CAP ANH TUYET                    | 11/13/2014 | D214250031     |             |           |
| RODRIGUEZ ROSE                   | 5/21/2008  | D208204242     | 0000000     | 0000000   |
| RODRIGUEZ CEASAR;RODRIGUEZ ROSE  | 9/9/2004   | D204287842     | 0000000     | 0000000   |
| BRANUM SCOTT A;BRANUM TIFFANY    | 10/22/1994 | 00000000000000 | 0000000     | 0000000   |
| BRANUM SCOTT A;BRANUM T VAN NESS | 2/25/1994  | 00114700000453 | 0011470     | 0000453   |
| MACK CLARK HOMES INC             | 3/30/1993  | 00110080001534 | 0011008     | 0001534   |
| RIVERTRAILS DEV ASSO INC         | 12/13/1990 | 00101270001193 | 0010127     | 0001193   |
| VLMC INC                         | 12/11/1990 | 00101270001178 | 0010127     | 0001178   |
| FEDERAL S & L INS CORP THE       | 7/4/1989   | 00096520001267 | 0009652     | 0001267   |
| 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 | \$230,424          | \$70,000    | \$300,424    | \$300,424        |
| 2023 | \$256,892          | \$50,000    | \$306,892    | \$306,892        |
| 2022 | \$188,774          | \$50,000    | \$238,774    | \$238,774        |
| 2021 | \$151,599          | \$50,000    | \$201,599    | \$201,599        |
| 2020 | \$146,375          | \$50,000    | \$196,375    | \$196,375        |

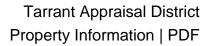
Pending indicates that the property record has not yet been completed for the indicated tax year.

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

## **EXEMPTIONS / SPECIAL APPRAISAL**

• HOMESTEAD GENERAL 11.13(b)

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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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