

## LOCATION

---

**Address:** [8812 PEDERNALES TR](#)  
**City:** FORT WORTH  
**Georeference:** 34557-12-16  
**Subdivision:** RIVER TRAILS ADDITION  
**Neighborhood Code:** 3T010A

**Latitude:** 32.8006550281  
**Longitude:** -97.1880171451  
**TAD Map:** 2090-412  
**MAPSCO:** TAR-066D



Google Map or type unknown

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

**Site Name:** RIVER TRAILS ADDITION-12-16

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,440

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,340

**Land Acres<sup>\*</sup>:** 0.1225

**Pool:** N

+++ Rounded.

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

## 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](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CAP ANH TUYET	11/13/2014	<a href="#">D214250031</a>		
RODRIGUEZ ROSE	5/21/2008	<a href="#">D208204242</a>	0000000	0000000
RODRIGUEZ CEASAR;RODRIGUEZ ROSE	9/9/2004	<a href="#">D204287842</a>	0000000	0000000
BRANUM SCOTT A;BRANUM TIFFANY	10/22/1994	000000000000000	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	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 <sup>+</sup>
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)



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.