

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 40730360

Address: 8645 GLENBURNE DR

City: FORT WORTH
Georeference: 34587-4-25

LOCATION

**Subdivision:** RIDGEVIEW FARMS **Neighborhood Code:** 2N100I

**Latitude:** 32.8951997028 **Longitude:** -97.3384984406

**TAD Map:** 2048-444 **MAPSCO:** TAR-034H





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

## PROPERTY DATA

Legal Description: RIDGEVIEW FARMS Block 4 Lot

25

Jurisdictions:

CITY OF FORT WORTH (026) TARRANT COUNTY (220)

TARRANT REGIONAL WATER DISTRICT (223)

TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) EAGLE MTN-SAGINAW ISD (918)

State Code: A Year Built: 2006

Personal Property Account: N/A

Agent: RESOLUTE PROPERTY TAX SOLUTION (00988)

**Protest Deadline Date: 5/15/2025** 

**Site Number:** 40730360

**Site Name:** RIDGEVIEW FARMS-4-25 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,614
Percent Complete: 100%

Land Sqft\*: 6,969 Land Acres\*: 0.1599

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:** 

TRUE NORTH PROPERTY OWNER A LLC

**Primary Owner Address:** 

PO BOX 4090

SCOTTSDALE, AZ 85261

**Deed Date: 6/16/2021** 

Deed Volume:

Deed Page:

**Instrument:** <u>D221190473</u>

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PMC SFR BORROWER LLC	6/6/2019	D219127316		
PRETIUM SFR HOLDINGS LLC	3/29/2017	D217073090		
PRETIUM MTG ACQUISITION TRUST	6/7/2016	D216127085		
MERCADEL KELLY;MERCADEL MICHAEL	6/21/2006	D206200681	0000000	0000000
AMERICAN LEGEND HOMES LTD	2/8/2006	D206059367	0000000	0000000
HARMON ROAD 287 PARTNERS	1/1/2005	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.

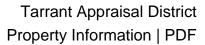
Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$287,328	\$80,000	\$367,328	\$367,328
2023	\$327,000	\$55,000	\$382,000	\$382,000
2022	\$260,683	\$55,000	\$315,683	\$315,683
2021	\$191,720	\$55,000	\$246,720	\$246,720
2020	\$202,000	\$55,000	\$257,000	\$257,000

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

## **EXEMPTIONS / SPECIAL APPRAISAL**

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





There are no exemptions for this property

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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