



**Address:** [8645 GLENBURNE DR](#)  
**City:** FORT WORTH  
**Georeference:** 34587-4-25  
**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<sup>+++</sup>:** 2,614

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,969

**Land Acres<sup>\*</sup>:** 0.1599

**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:**

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:** [D221190473](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PMC SFR BORROWER LLC	6/6/2019	<a href="#">D219127316</a>		
PRETIUM SFR HOLDINGS LLC	3/29/2017	<a href="#">D217073090</a>		
PRETIUM MTG ACQUISITION TRUST	6/7/2016	<a href="#">D216127085</a>		
MERCADEL KELLY;MERCADEL MICHAEL	6/21/2006	<a href="#">D206200681</a>	0000000	0000000
AMERICAN LEGEND HOMES LTD	2/8/2006	<a href="#">D206059367</a>	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.

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

## EXEMPTIONS / SPECIAL APPRAISAL



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.