



Address: [8120 MARYDEAN AVE](#)
City: FORT WORTH
Georeference: 3640-19-16
Subdivision: BROADMOOR ADDITION-FORT WORTH
Neighborhood Code: M4W06B

Latitude: 32.7293723147
Longitude: -97.4547011905
TAD Map: 2012-384
MAPSCO: TAR-073L



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BROADMOOR ADDITION-FORT WORTH Block 19 Lot 16

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: B
Year Built: 2001
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$315,000
Protest Deadline Date: 5/24/2024

Site Number: 00293490
Site Name: BROADMOOR ADDITION-FORT WORTH-19-16
Site Class: B - Residential - Multifamily
Parcels: 1
Approximate Size⁺⁺⁺: 2,228
Percent Complete: 100%
Land Sqft^{*}: 9,213
Land Acres^{*}: 0.2115
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:
TITAN WEST INVESTMENTS LLC
Primary Owner Address:
6729 BRANTS LN
FORT WORTH, TX 76116

Deed Date: 4/15/2024
Deed Volume:
Deed Page:
Instrument: [D224069282](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BUSTER GRAYSON	12/27/2023	D224000753		
SACKETT DENNIS;SACKETT LINDA	9/12/2007	D208097289	0000000	0000000
SACKETT DENNIS;SACKETT LINDA SUE	3/29/2001	00148110000111	0014811	0000111
TEXAS LONGHORN EQUITIES	3/28/2001	00148110000109	0014811	0000109
A & A SYSTEMS LLC	10/23/2000	00145930000054	0014593	0000054
TEXAS LONGHORN EQUITIES CORP	5/12/1999	00138130000332	0013813	0000332
RIDGERUNNER PROPERTIES INC	7/14/1988	00093290001751	0009329	0001751
BROADMOOR JV	5/4/1984	00078190000731	0007819	0000731
EARL P FLANARY	12/31/1900	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	\$300,000	\$15,000	\$315,000	\$315,000
2024	\$300,000	\$15,000	\$315,000	\$315,000
2023	\$330,866	\$15,000	\$345,866	\$345,866
2022	\$250,023	\$15,000	\$265,023	\$265,023
2021	\$162,640	\$15,000	\$177,640	\$177,640
2020	\$162,640	\$15,000	\$177,640	\$177,640

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.