



Image not found or type unknown

Address: [8630 EAGLE MOUNTAIN CIR](#)
City: TARRANT COUNTY
Georeference: 10490-1-33
Subdivision: EAGLE MOUNTAIN VALLEY ADDITION
Neighborhood Code: 2Y1007

Latitude: 32.8745362276
Longitude: -97.474241154
TAD Map: 2006-436
MAPSCO: TAR-031N



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

PROPERTY DATA

Legal Description: EAGLE MOUNTAIN VALLEY
ADDITION Block 1 Lot 33 & 34B

Jurisdictions:

TARRANT COUNTY (220)
EMERGENCY SVCS DIST #1 (222)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
AZLE ISD (915)

Site Number: 00756040

Site Name: EAGLE MOUNTAIN VALLEY ADDITION-1-33-20

Site Class: A1 - Residential - Single Family

Parcels: 2

Approximate Size⁺⁺⁺: 3,688

Percent Complete: 100%

Land Sqft^{*}: 34,760

Land Acres^{*}: 0.7980

State Code: A

Year Built: 2004

Agent: OCONNOR & ASSOCIATES (00436) **Pool:** Y

Notice Sent Date: 4/15/2025

Notice Value: \$540,000

Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

SINCLAIR KEN E
SINCLAIR ANGELA

Primary Owner Address:

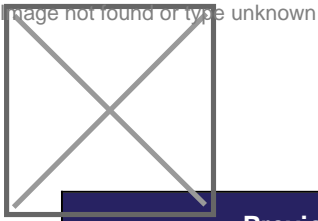
PO BOX 136562
FORT WORTH, TX 76136

Deed Date: 3/13/2017

Deed Volume:

Deed Page:

Instrument: [D217059099](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
JOHNSON BRENDA;JOHNSON CHARLES K	7/17/2003	D203268239	0000000	0000000
CRAWFORD JOE H;CRAWFORD KERRI L	4/7/1993	00110160000201	0011016	0000201
VICK MILDRED W	12/31/1900	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 ⁺
2025	\$492,236	\$47,764	\$540,000	\$540,000
2024	\$492,236	\$47,764	\$540,000	\$462,211
2023	\$470,371	\$47,764	\$518,135	\$420,192
2022	\$458,388	\$31,920	\$490,308	\$381,993
2021	\$315,346	\$31,920	\$347,266	\$347,266
2020	\$315,346	\$31,920	\$347,266	\$347,266

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.