



**Address:** [8820 SANDCASTLE CT](#)  
**City:** FORT WORTH  
**Georeference:** 23120-25-38R1  
**Subdivision:** LAKE COUNTRY ESTATES ADDITION  
**Neighborhood Code:** 2N400W

**Latitude:** 32.8827073513  
**Longitude:** -97.4319677917  
**TAD Map:** 2018-440  
**MAPSCO:** TAR-032K



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** LAKE COUNTRY ESTATES  
ADDITION Block 25 Lot 38R1

**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:** 2016  
**Personal Property Account:** N/A  
**Agent:** OWNWELL INC (12140)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 01535080  
**Site Name:** LAKE COUNTRY ESTATES ADDITION-25-38R1  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,278  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 12,308  
**Land Acres<sup>\*</sup>:** 0.2825  
**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:**  
GEORGE PANOS MELAS 2018 TRUST  
**Primary Owner Address:**  
8820 SANDCASTLE CT  
FORT WORTH, TX 76179-2927

**Deed Date:** 5/16/2022  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D222127963](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PURCHASING FUND 2020-1 LLC	3/31/2022	<a href="#">D222085470</a>		
PEROTTI KEVIN D	3/4/2020	<a href="#">D220070992</a>		
PEROTTI KEVIN D;PEROTTI MARIA G	7/14/2017	<a href="#">D217288230-CWD</a>		
PEROTTI KEVIN D;PEROTTI MARIA G	7/14/2017	<a href="#">D217288230</a>		
MUDRY CAROL MUDRY;MUDRY MARK	3/10/2006	<a href="#">D206073110</a>	0000000	0000000
GODBOLD ELIZA;GODBOLD WILLIAM JR	8/30/1999	00139900000001	0013990	0000001
MARTINEC DINAH;MARTINEC JOHN GARY	6/13/1996	001240600000076	0012406	0000076
BENNETT BRUCE WM	12/29/1993	00118050001220	0011805	0001220
COSTANZA MICHAEL	8/27/1992	00107600001001	0010760	0001001
RTC BEDFORD SAVINGS ASSN	5/2/1989	00095810000253	0009581	0000253
BOSTON CONSTRUCTION INC	6/20/1988	000930600000093	0009306	0000093
TINGLE JIMMY L	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 <sup>+</sup>
2025	\$272,116	\$90,000	\$362,116	\$362,116
2024	\$355,000	\$90,000	\$445,000	\$445,000
2023	\$439,580	\$60,000	\$499,580	\$499,580
2022	\$340,662	\$60,000	\$400,662	\$354,871
2021	\$262,610	\$60,000	\$322,610	\$322,610
2020	\$263,273	\$60,000	\$323,273	\$323,273

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

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- 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.