



**Address:** [8270 LONGFORD DR](#)  
**City:** FORT WORTH  
**Georeference:** 45390-7-16  
**Subdivision:** WAVERLY PARK ADDITION  
**Neighborhood Code:** 4W003L

**Latitude:** 32.7173675025  
**Longitude:** -97.4596256125  
**TAD Map:** 2012-380  
**MAPSCO:** TAR-073U



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WAVERLY PARK ADDITION  
Block 7 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:** A  
**Year Built:** 1956  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 03315428  
**Site Name:** WAVERLY PARK ADDITION-7-16  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,304  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 8,400  
**Land Acres<sup>\*</sup>:** 0.1928  
**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:**  
NIX MILTON J JR  
**Primary Owner Address:**  
142 BEAR PATH TRL  
FORT WORTH, TX 76126

**Deed Date:** 4/15/1996  
**Deed Volume:** 0012333  
**Deed Page:** 0000174  
**Instrument:** 00123330000174

| Previous Owners                 | Date       | Instrument       | Deed Volume | Deed Page |
|---------------------------------|------------|------------------|-------------|-----------|
| NIX CONNIE G;NIX MILTON JERROLD | 6/18/1986  | 00085840000018   | 0008584     | 0000018   |
| SUSAN BOYD                      | 12/31/1900 | 0000000000000000 | 0000000     | 0000000   |



## VALUES

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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 | \$100,333          | \$35,000    | \$135,333    | \$135,333                    |
| 2024 | \$100,333          | \$35,000    | \$135,333    | \$135,333                    |
| 2023 | \$94,195           | \$35,000    | \$129,195    | \$129,195                    |
| 2022 | \$76,145           | \$35,000    | \$111,145    | \$111,145                    |
| 2021 | \$65,687           | \$35,000    | \$100,687    | \$100,687                    |
| 2020 | \$62,230           | \$35,000    | \$97,230     | \$97,230                     |

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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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.