



Address: [8417 MONMOUTH DR](#)
City: FORT WORTH
Georeference: 45390-14-2
Subdivision: WAVERLY PARK ADDITION
Neighborhood Code: 4W003L

Latitude: 32.7222802663
Longitude: -97.4630351567
TAD Map: 2006-380
MAPSCO: TAR-073P



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 14 Lot 2

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: JODI KUBACKI (11679)

Protest Deadline Date: 5/24/2024

Site Number: 03316440
Site Name: WAVERLY PARK ADDITION-14-2
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,217
Percent Complete: 100%
Land Sqft^{*}: 7,000
Land Acres^{*}: 0.1606
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:

SAPPHIRE SOLUTIONS

Primary Owner Address:

7453 SUNRAY DR
FORT WORTH, TX 76116

Deed Date: 7/10/2017

Deed Volume:

Deed Page:

Instrument: [D217157261](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VERRET APRIL;VERRET SCOTT	10/17/2007	D207376728	0000000	0000000
BURGESS CHARLES;BURGESS STACEY	9/30/2002	00160530000256	0016053	0000256
MCCLENDON ANGELA D	9/11/1995	00121030000705	0012103	0000705
NORMAN JOHN T	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	\$140,000	\$35,000	\$175,000	\$175,000
2024	\$160,000	\$35,000	\$195,000	\$195,000
2023	\$159,949	\$35,000	\$194,949	\$194,949
2022	\$105,000	\$35,000	\$140,000	\$140,000
2021	\$105,000	\$35,000	\$140,000	\$140,000
2020	\$68,000	\$35,000	\$103,000	\$103,000

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.