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Address: [8308 TUCSON TR](#)
City: FORT WORTH
Georeference: 46065-9-13R
Subdivision: WESTERN HILLS ADDITION SEC I
Neighborhood Code: 4W001B

Latitude: 32.7279867129
Longitude: -97.4596900519
TAD Map: 2012-384
MAPSCO: TAR-073L



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

PROPERTY DATA

Legal Description: WESTERN HILLS ADDITION
SEC I Block 9 Lot 13R

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

Notice Sent Date: 4/15/2025

Notice Value: \$338,463

Protest Deadline Date: 5/24/2024

Site Number: 03422690

Site Name: WESTERN HILLS ADDITION SEC I-9-13R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,262

Percent Complete: 100%

Land Sqft^{*}: 21,754

Land Acres^{*}: 0.4994

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:

CHEATHAM BONNIE L

Primary Owner Address:

8308 TUCSON TR
FORT WORTH, TX 76116-5027

Deed Date: 2/3/2018

Deed Volume:

Deed Page:

Instrument: 142-18-020439

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHEATHAM BONNIE L;CHEATHAM HOWARD EST	8/14/1997	00128800000540	0012880	0000540
THRUSH NORMA G;THRUSH ROBERT J	4/12/1994	00115400001212	0011540	0001212
MCKNIGHT MAX L	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	\$303,463	\$35,000	\$338,463	\$338,463
2024	\$303,463	\$35,000	\$338,463	\$318,353
2023	\$264,006	\$35,000	\$299,006	\$289,412
2022	\$266,343	\$35,000	\$301,343	\$263,102
2021	\$218,807	\$35,000	\$253,807	\$239,184
2020	\$182,440	\$35,000	\$217,440	\$217,440

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

- 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.