



Address: [8021 ASHRIDGE RD](#)
City: FORT WORTH
Georeference: 39315-10-19
Subdivision: SOUTH BROOK ADDITION
Neighborhood Code: 1E060B

Latitude: 32.6320920421
Longitude: -97.3298809568
TAD Map: 2048-348
MAPSCO: TAR-105J



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SOUTH BROOK ADDITION
Block 10 Lot 19

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EVERMAN ISD (904)

State Code: A

Year Built: 1990

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Notice Sent Date: 4/15/2025

Notice Value: \$281,000

Protest Deadline Date: 5/24/2024

Site Number: 04772067

Site Name: SOUTH BROOK ADDITION-10-19

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,719

Percent Complete: 100%

Land Sqft^{*}: 7,394

Land Acres^{*}: 0.1697

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:

TRICON SFR 2024-3 BORROWER LLC

Primary Owner Address:

15771 RED HILL AVE STE 100
TUSTIN, CA 92780

Deed Date: 8/8/2024

Deed Volume:

Deed Page:

Instrument: [D224142817](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TAH 2017-1 BORROWER LLC	8/23/2017	D217196853		
SBY 2014-1 BORROWER LLC	8/12/2014	D217178765		
2013A PROPERTY HOLDINGS LLC	5/21/2013	D213131819	0000000	0000000
BRITTON LACIVIA	7/21/2005	D205213618	0000000	0000000
HOFFMAN CHARLOTTE;HOFFMAN S HOFFMAN	2/12/2000	00000000000000	0000000	0000000
HOFFMAN CHARLOTTE;HOFFMAN MARY M EST	7/19/1990	000999300000080	0009993	0000080
CENTENNIAL HOMES INC	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	\$193,038	\$30,000	\$223,038	\$223,038
2024	\$251,000	\$30,000	\$281,000	\$281,000
2023	\$213,895	\$30,000	\$243,895	\$243,895
2022	\$200,825	\$30,000	\$230,825	\$230,825
2021	\$127,537	\$30,000	\$157,537	\$157,537
2020	\$127,537	\$30,000	\$157,537	\$157,537

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.