



Address: [8500 BRUSHY CREEK TR](#)
City: FORT WORTH
Georeference: 34557-5-1
Subdivision: RIVER TRAILS ADDITION
Neighborhood Code: 3T010A

Latitude: 32.8001215582
Longitude: -97.1945309312
TAD Map: 2090-412
MAPSCO: TAR-066D



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RIVER TRAILS ADDITION Block
5 Lot 1

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
HURST-EULESS-BEDFORD ISD (916)

State Code: A

Year Built: 1986

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 05749484

Site Name: RIVER TRAILS ADDITION-5-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,409

Percent Complete: 100%

Land Sqft^{*}: 8,416

Land Acres^{*}: 0.1932

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:

RIOS JONATHAN ELIU
RIOS MAYRA ALEJANDRA

Primary Owner Address:

8500 BRUSHY CREEK TRL
FORT WORTH, TX 76118

Deed Date: 7/23/2021

Deed Volume:

Deed Page:

Instrument: [D221215341](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MARTINEZ NICHOLAS ANTHONY; MARTINEZ STEPHANIE SANDOVAL	3/1/2021	D221058618		
BOZARTH JOEL J	5/2/2016	D216094502		
LEE HILARY; LEE MICHAEL SR	6/21/2004	D204202679	0000000	0000000
CASANOVA MIGUEL A; CASANOVA REBECCA	9/13/2002	00159780000084	0015978	0000084
WEST MELISSA; WEST ROYAL	9/12/2002	00159780000078	0015978	0000078
BIRD ROBERT J	4/20/2000	00143200000181	0014320	0000181
BIRD MELISSA D; BIRD ROBERT J	11/19/1998	00135370000005	0013537	0000005
BITA ASPAZIA; BITA TEODOR	9/23/1991	00103980002188	0010398	0002188
CAFFEE JEFFREY; CAFFEE S STOCKTON	10/2/1986	00087030000256	0008703	0000256
GEMCRAFT HOMES INC	5/16/1986	00085490001915	0008549	0001915
HUDGINS FINANCIAL CORP	1/1/1985	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	\$199,803	\$70,000	\$269,803	\$269,803
2024	\$199,803	\$70,000	\$269,803	\$269,803
2023	\$223,383	\$50,000	\$273,383	\$249,717
2022	\$177,015	\$50,000	\$227,015	\$227,015
2021	\$142,343	\$50,000	\$192,343	\$192,343
2020	\$137,521	\$50,000	\$187,521	\$187,521

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.