



Address: [8612 BRUSHY CREEK TR](#)
City: FORT WORTH
Georeference: 34557-5-14
Subdivision: RIVER TRAILS ADDITION
Neighborhood Code: 3T010A

Latitude: 32.7997747199
Longitude: -97.1922249742
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 14

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: PROPERTY TAX ASSISTANCE INC (00076)

Protest Deadline Date: 5/24/2024

Site Number: 05749646
Site Name: RIVER TRAILS ADDITION-5-14
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,812
Percent Complete: 100%
Land Sqft^{*}: 5,425
Land Acres^{*}: 0.1245
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:

CARLSON SUZANNE B
CARLSON STEVE

Primary Owner Address:

3126 LA MESA DR
SAN CARLOS, CA 94070

Deed Date: 8/8/2016
Deed Volume:
Deed Page:
Instrument: [D216186057](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
8612 BRUSHY CREEK TRAIL LLC	2/23/2016	D216071096		
POLLACK JEFF	9/13/2012	D212226435	0000000	0000000
POLLACK & WONG LIVING TRUST	6/18/2012	D212161579	0000000	0000000
POLLACK EDITH W;POLLACK JEFFREY	4/27/2012	D212108692	0000000	0000000
US BANK NA	11/1/2011	D211272154	0000000	0000000
CLARK WILLIAM LEE	11/8/2005	D205340191	0000000	0000000
KELLEY SHIRLEY;KELLEY TREFTON K	12/31/1986	00087960001072	0008796	0001072
GEMCRAFT HOMES INC	8/25/1986	00086620000947	0008662	0000947
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	\$253,903	\$70,000	\$323,903	\$323,903
2024	\$253,903	\$70,000	\$323,903	\$323,903
2023	\$252,000	\$50,000	\$302,000	\$302,000
2022	\$229,065	\$50,000	\$279,065	\$279,065
2021	\$182,696	\$50,000	\$232,696	\$232,696
2020	\$163,000	\$50,000	\$213,000	\$213,000

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.