



Address: [8749 SABINAS TR](#)
City: FORT WORTH
Georeference: 34557-5-53
Subdivision: RIVER TRAILS ADDITION
Neighborhood Code: 3T010A

Latitude: 32.7983438863
Longitude: -97.1898173357
TAD Map: 2090-408
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 53

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: 1987

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$285,488

Protest Deadline Date: 5/24/2024

Site Number: 05750229

Site Name: RIVER TRAILS ADDITION-5-53

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,555

Percent Complete: 100%

Land Sqft^{*}: 5,655

Land Acres^{*}: 0.1298

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:

JOHNSON HARVEY J

Primary Owner Address:

8749 SABINAS TR
FORT WORTH, TX 76118-7446

Deed Date: 7/8/2016

Deed Volume:

Deed Page:

Instrument: [D216160159](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JOHNSON HARVEY J;JOHNSON LINDA D	6/16/1987	00089810002249	0008981	0002249
HUDGINS FINANCIAL CORP	1/1/1985	000000000000000	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	\$215,488	\$70,000	\$285,488	\$285,488
2024	\$215,488	\$70,000	\$285,488	\$271,246
2023	\$240,796	\$50,000	\$290,796	\$246,587
2022	\$191,013	\$50,000	\$241,013	\$224,170
2021	\$153,791	\$50,000	\$203,791	\$203,791
2020	\$148,614	\$50,000	\$198,614	\$198,614

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.