



**Address:** [8737 SABINAS TR](#)  
**City:** FORT WORTH  
**Georeference:** 34557-5-56  
**Subdivision:** RIVER TRAILS ADDITION  
**Neighborhood Code:** 3T010A

**Latitude:** 32.7984164606  
**Longitude:** -97.1902977851  
**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 56

**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:** \$314,493

**Protest Deadline Date:** 5/24/2024

**Site Number:** 05750253  
**Site Name:** RIVER TRAILS ADDITION-5-56  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,730  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,538  
**Land Acres<sup>\*</sup>:** 0.1271  
**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

VALENTIN KIMBERLY  
VALENTIN ROBER

**Primary Owner Address:**

8737 SABINAS TR  
FORT WORTH, TX 76118-7446

**Deed Date:** 6/25/2013  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D213165983](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WAMPLER VANCE P ETAL	12/30/2009	<a href="#">D210020184</a>	0000000	0000000
U S BANK NATIONAL ASSOC	11/3/2009	<a href="#">D209294007</a>	0000000	0000000
CARROLL ELIZABETH;CARROLL RYAN	10/30/2006	<a href="#">D206348713</a>	0000000	0000000
GROHE MARK A	9/30/2002	00160230000165	0016023	0000165
NIBARGER DIANE WARDELL;NIBARGER LEON	1/29/1996	00122860000336	0012286	0000336
HILL ELVIS D;HILL GAIL E	8/6/1993	00111840001258	0011184	0001258
HOLDER MARY L;HOLDER MICHAEL L	7/9/1987	00090060000190	0009006	0000190
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 <sup>+</sup>
2025	\$244,493	\$70,000	\$314,493	\$314,493
2024	\$244,493	\$70,000	\$314,493	\$296,957
2023	\$273,694	\$50,000	\$323,694	\$269,961
2022	\$216,145	\$50,000	\$266,145	\$245,419
2021	\$173,108	\$50,000	\$223,108	\$223,108
2020	\$167,089	\$50,000	\$217,089	\$217,089

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.