



**Address:** [8612 TAMAR TR](#)  
**City:** FORT WORTH  
**Georeference:** 34557-6-14  
**Subdivision:** RIVER TRAILS ADDITION  
**Neighborhood Code:** 3T010A

**Latitude:** 32.7990314265  
**Longitude:** -97.1922861181  
**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  
6 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:** 1992

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$314,054

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

**Site Number:** 05750784  
**Site Name:** RIVER TRAILS ADDITION-6-14  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,961  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,295  
**Land Acres<sup>\*</sup>:** 0.1215  
**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:**

TRIPLETT ALBERT  
TRIPLETT EMRINA

**Primary Owner Address:**

8612 TAMAR TR  
FORT WORTH, TX 76118-7305

**Deed Date:** 6/24/2002  
**Deed Volume:** 0015779  
**Deed Page:** 0000394  
**Instrument:** 00157790000394



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MORTON CHARLES R;MORTON JEAN E	3/31/1992	00105910000115	0010591	0000115
THE RYLAND GROUP	11/8/1991	00104410001123	0010441	0001123
RIVERTRAILS DEV ASSO INC	12/13/1990	00101270001193	0010127	0001193
VLMC INC	12/11/1990	00101270001178	0010127	0001178
FEDERAL S & L INS CORP THE	7/4/1989	00096520001267	0009652	0001267
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	\$244,054	\$70,000	\$314,054	\$314,054
2024	\$244,054	\$70,000	\$314,054	\$304,202
2023	\$281,220	\$50,000	\$331,220	\$276,547
2022	\$235,811	\$50,000	\$285,811	\$251,406
2021	\$178,551	\$50,000	\$228,551	\$228,551
2020	\$185,280	\$50,000	\$235,280	\$235,280

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.