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Address: [8525 SABINAS TR](#)
City: FORT WORTH
Georeference: 34557-6-24
Subdivision: RIVER TRAILS ADDITION
Neighborhood Code: 3T010A

Latitude: 32.798891226
Longitude: -97.1934533703
TAD Map: 2090-408
MAPSCO: TAR-066D



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

PROPERTY DATA

Legal Description: RIVER TRAILS ADDITION Block
6 Lot 24

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: 1993

Personal Property Account: N/A

Agent: TEXAS TAX PROTEST (05909)

Notice Sent Date: 4/15/2025

Notice Value: \$291,000

Protest Deadline Date: 5/24/2024

Site Number: 05750903
Site Name: RIVER TRAILS ADDITION-6-24
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,619
Percent Complete: 100%
Land Sqft^{*}: 5,721
Land Acres^{*}: 0.1313
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:

ADAMS FLORMARIA R

Primary Owner Address:

8525 SABINAS TR
FORT WORTH, TX 76118-7457

Deed Date: 3/6/2005
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D205074263](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ADAMS MARIA;ADAMS RAYMOND G	3/3/1994	00114820000702	0011482	0000702
J & F HOMES INC	10/27/1993	00113180002000	0011318	0002000
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 ⁺
2025	\$221,000	\$70,000	\$291,000	\$291,000
2024	\$221,000	\$70,000	\$291,000	\$284,425
2023	\$259,060	\$50,000	\$309,060	\$258,568
2022	\$192,000	\$50,000	\$242,000	\$235,062
2021	\$163,693	\$50,000	\$213,693	\$213,693
2020	\$158,430	\$50,000	\$208,430	\$208,430

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.