



Address: [8521 SABINAS TR](#)
City: FORT WORTH
Georeference: 34557-6-25
Subdivision: RIVER TRAILS ADDITION
Neighborhood Code: 3T010A

Latitude: 32.7989182445
Longitude: -97.1936094143
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
6 Lot 25

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: None
Protest Deadline Date: 5/24/2024

Site Number: 05750938
Site Name: RIVER TRAILS ADDITION-6-25
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,567
Percent Complete: 100%
Land Sqft^{*}: 5,402
Land Acres^{*}: 0.1240
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:
ELSAYEH HANNA
FRANCIS EMAD
Primary Owner Address:
8521 SABINAS TRL
FORT WORTH, TX 76118

Deed Date: 3/25/2025
Deed Volume:
Deed Page:
Instrument: [D225050646](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STANDRIDGE STAN W JR	4/30/1992	00106370000928	0010637	0000928
MACK CLARK HOMES INC	1/7/1992	00105010000224	0010501	0000224
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	\$223,389	\$70,000	\$293,389	\$293,389
2024	\$223,389	\$70,000	\$293,389	\$293,389
2023	\$249,762	\$50,000	\$299,762	\$299,762
2022	\$197,639	\$50,000	\$247,639	\$247,639
2021	\$158,673	\$50,000	\$208,673	\$208,673
2020	\$153,202	\$50,000	\$203,202	\$203,202

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.