



Address: [8509 SABINAS TR](#)
City: FORT WORTH
Georeference: 34557-6-28
Subdivision: RIVER TRAILS ADDITION
Neighborhood Code: 3T010A

Latitude: 32.7989880776
Longitude: -97.1940849556
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 28

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: None

Notice Sent Date: 4/15/2025

Notice Value: \$311,431

Protest Deadline Date: 5/24/2024

Site Number: 05750962
Site Name: RIVER TRAILS ADDITION-6-28
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,664
Percent Complete: 100%
Land Sqft^{*}: 5,865
Land Acres^{*}: 0.1346
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:
RUSSELL JEANNA
Primary Owner Address:
8509 SABINAS TRL
FORT WORTH, TX 76118

Deed Date: 4/11/2025
Deed Volume:
Deed Page:
Instrument: [D225064232](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RUSSELL JEANNA;RUSSELL KEVIN	8/14/2009	D209220238	0000000	0000000
NOVIKOFF JULIA A;NOVIKOFF KEN D	6/25/1993	00111230001383	0011123	0001383
CRESCENT BUILDERS INC	3/26/1993	00109950002371	0010995	0002371
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	\$241,431	\$70,000	\$311,431	\$311,431
2024	\$241,431	\$70,000	\$311,431	\$294,076
2023	\$270,100	\$50,000	\$320,100	\$267,342
2022	\$213,362	\$50,000	\$263,362	\$243,038
2021	\$170,944	\$50,000	\$220,944	\$220,944
2020	\$164,969	\$50,000	\$214,969	\$214,969

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.