



Address: [8500 SABINAS TR](#)
City: FORT WORTH
Georeference: 34557-7-1
Subdivision: RIVER TRAILS ADDITION
Neighborhood Code: 3T010A

Latitude: 32.7986040052
Longitude: -97.1944625321
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
7 Lot 1

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: \$349,641

Protest Deadline Date: 5/24/2024

Site Number: 05751004

Site Name: RIVER TRAILS ADDITION-7-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,800

Percent Complete: 100%

Land Sqft^{*}: 8,687

Land Acres^{*}: 0.1994

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

DHUNGANA SUBASH
UPRETI SUMITRA

Primary Owner Address:

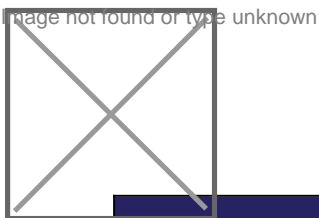
8500 SABINAS TR
FORT WORTH, TX 76118

Deed Date: 4/8/2020

Deed Volume:

Deed Page:

Instrument: [D220081840](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
T3L LLC	10/29/2019	D219249453		
HEB HOMES LLC	10/28/2019	D219249872		
COX DELFINA	10/31/2016	142-16-159642		
COX DELFINA;COX ELMER R SR	3/19/1987	00088860000787	0008886	0000787
T M MCKINNEY ENTERPRISES INC	12/17/1986	00087830001616	0008783	0001616
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	\$279,641	\$70,000	\$349,641	\$349,641
2024	\$279,641	\$70,000	\$349,641	\$330,767
2023	\$310,765	\$50,000	\$360,765	\$300,697
2022	\$244,402	\$50,000	\$294,402	\$273,361
2021	\$198,510	\$50,000	\$248,510	\$248,510
2020	\$192,087	\$50,000	\$242,087	\$242,087

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.