



Address: [8604 SABINAS TR](#)
City: FORT WORTH
Georeference: 34557-7-10
Subdivision: RIVER TRAILS ADDITION
Neighborhood Code: 3T010A

Latitude: 32.7983738483
Longitude: -97.1929649293
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 10

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: \$329,641

Protest Deadline Date: 5/24/2024

Site Number: 05751144

Site Name: RIVER TRAILS ADDITION-7-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,800

Percent Complete: 100%

Land Sqft^{*}: 4,910

Land Acres^{*}: 0.1127

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:

SMITH NORMAN T
SMITH WANDA J

Primary Owner Address:

8604 SABINAS TR
FORT WORTH, TX 76118-7440

Deed Date: 8/11/1988

Deed Volume: 0009360

Deed Page: 0000892

Instrument: 00093600000892

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MURPHY JOHN R	6/2/1988	00093600000890	0009360	0000890
MURPHY JOHN R;MURPHY PENNY L	6/19/1987	00089880000589	0008988	0000589
T M MCKINNEY ENTERPRISES INC	3/5/1987	00088640002130	0008864	0002130
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	\$259,641	\$70,000	\$329,641	\$329,641
2024	\$259,641	\$70,000	\$329,641	\$310,802
2023	\$290,765	\$50,000	\$340,765	\$282,547
2022	\$229,402	\$50,000	\$279,402	\$256,861
2021	\$183,510	\$50,000	\$233,510	\$233,510
2020	\$168,000	\$50,000	\$218,000	\$218,000

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.