

Tarrant Appraisal District

Property Information | PDF

Account Number: 05751160

Address: 8608 SABINAS TR

City: FORT WORTH
Georeference: 34557-7-11

Subdivision: RIVER TRAILS ADDITION

Neighborhood Code: 3T010A

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

Latitude: 32.7983508729 Longitude: -97.1928096461 TAD Map: 2090-408

MAPSCO: TAR-066D



PROPERTY DATA

Legal Description: RIVER TRAILS ADDITION Block

7 Lot 11

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: \$301.037

Protest Deadline Date: 5/24/2024

Site Number: 05751160

Site Name: RIVER TRAILS ADDITION-7-11 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,455
Percent Complete: 100%

Land Sqft*: 5,430 Land Acres*: 0.1246

Pool: N

+++ Rounded.

OWNER INFORMATION

Current Owner: AQ TRUST

Primary Owner Address: 8608 SABINAS TRL FORT WORTH, TX 76118

Deed Date: 2/21/2025

Deed Volume: Deed Page:

Instrument: D225039063

08-10-2025 Page 1

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



| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|---|------------|----------------|----------------|--------------|
| AUTOBEE JESSE LAWRENCE | 1/9/2023 | 142-23-003571 | | |
| AUTOBEE JESSE LAWRENCE;QUINTANA LYNNE MARIKO | 7/15/2021 | D221204204 | | |
| BOHAKER PHILIP;BOHAKER YVONNE | 7/30/2012 | D212191062 | 0000000 | 0000000 |
| SEMPER DIEGO | 11/22/2006 | D206371982 | 0000000 | 0000000 |
| FEDERAL NATIONAL MTG ASSN | 8/1/2006 | D206239203 | 0000000 | 0000000 |
| DRERUP ANGELICA; DRERUP DARIEN | 7/30/2001 | 00150940000285 | 0015094 | 0000285 |
| PIETROBON ANNA;PIETROBON DOMENICO | 2/14/1994 | 00114580001079 | 0011458 | 0001079 |
| VARRELMANN EVIE L;VARRELMANN KIRK A | 9/2/1987 | 00090680002051 | 0009068 | 0002051 |
| 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. <u>Tarrant County Tax Office Account Information</u>.

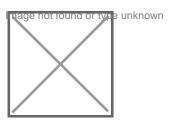
| Year | Improvement Market | Land Market | Total Market | Total Appraised* |
|------|--------------------|-------------|--------------|------------------|
| 2025 | \$231,037 | \$70,000 | \$301,037 | \$301,037 |
| 2024 | \$231,037 | \$70,000 | \$301,037 | \$301,037 |
| 2023 | \$257,667 | \$50,000 | \$307,667 | \$278,538 |
| 2022 | \$203,216 | \$50,000 | \$253,216 | \$253,216 |
| 2021 | \$144,908 | \$50,000 | \$194,908 | \$194,908 |
| 2020 | \$139,930 | \$50,000 | \$189,930 | \$189,930 |

Pending indicates that the property record has not yet been completed for the indicated tax year.

EXEMPTIONS / SPECIAL APPRAISAL

08-10-2025 Page 2

⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.



- HOMESTEAD GENERAL 11.13(b)
- HOMESTEAD DISABLED PERSON 11.13 (c)

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.

08-10-2025 Page 3