



Address: [8700 SABINAS TR](#)
City: FORT WORTH
Georeference: 34557-7-16
Subdivision: RIVER TRAILS ADDITION
Neighborhood Code: 3T010A

Latitude: 32.798230404
Longitude: -97.1920006141
TAD Map: 2090-408
MAPSCO: TAR-066D



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

PROPERTY DATA

Legal Description: RIVER TRAILS ADDITION Block
7 Lot 16

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: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$294,039

Protest Deadline Date: 5/24/2024

Site Number: 05751225
Site Name: RIVER TRAILS ADDITION-7-16
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,800
Percent Complete: 100%
Land Sqft^{*}: 5,396
Land Acres^{*}: 0.1238
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:
MCADAMS CHRISTOPHER
Primary Owner Address:
8700 SABINAS TR
FORT WORTH, TX 76118

Deed Date: 6/11/2014
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D214123418](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MOREHEAD STEVEN ALAN	1/28/2011	D211029648	0000000	0000000
CARTUS FINANCIAL CORPORATION	1/27/2011	D211029646	0000000	0000000
LAWVER MATTHEW S	6/29/2006	D206217412	0000000	0000000
BROUSSARD BERT J	6/26/2001	00149740000096	0014974	0000096
MURTHA RONALD A;MURTHA RUTH	7/10/1990	00099820001429	0009982	0001429
SECRETARY OF HUD	3/7/1990	00098880001906	0009888	0001906
MORTGAGE & TRUST INC	3/6/1990	00098590002045	0009859	0002045
WITT DEREK;WITT SHARLA	9/18/1987	00090800001468	0009080	0001468
T M MCKINNEY ENTERPRISES INC	4/2/1987	00088990002245	0008899	0002245
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	\$224,039	\$70,000	\$294,039	\$294,039
2024	\$224,039	\$70,000	\$294,039	\$292,444
2023	\$277,553	\$50,000	\$327,553	\$265,858
2022	\$229,402	\$50,000	\$279,402	\$241,689
2021	\$169,717	\$50,000	\$219,717	\$219,717
2020	\$169,717	\$50,000	\$219,717	\$219,717

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)

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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.