



Address: [8720 SABINAS TR](#)
City: FORT WORTH
Georeference: 34557-7-21
Subdivision: RIVER TRAILS ADDITION
Neighborhood Code: 3T010A

Latitude: 32.7981087137
Longitude: -97.1911958151
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 21

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: \$316,568

Protest Deadline Date: 5/24/2024

Site Number: 05751284

Site Name: RIVER TRAILS ADDITION-7-21

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,741

Percent Complete: 100%

Land Sqft^{*}: 5,481

Land Acres^{*}: 0.1258

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:

WATSON DANE B
WATSON YVONNE

Primary Owner Address:

8720 SABINAS TR
FORT WORTH, TX 76118-7442

Deed Date: 11/10/1998

Deed Volume: 0013514

Deed Page: 0000502

Instrument: 00135140000502

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WALLACE DARLA R	6/5/1992	00106740000198	0010674	0000198
SECRETARY OF HUD	7/3/1991	00103250000126	0010325	0000126
FUNDAMENTAL MTG CORP	7/2/1991	00103150001232	0010315	0001232
HOLOHAN JOSEPH W;HOLOHAN KARLA	3/3/1989	00095350001417	0009535	0001417
BYER KATHLEEN H	12/10/1987	00091470000928	0009147	0000928
T M MCKINNEY ENTERPRISES INC	9/8/1987	00090640002177	0009064	0002177
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	\$246,568	\$70,000	\$316,568	\$316,568
2024	\$246,568	\$70,000	\$316,568	\$298,720
2023	\$276,069	\$50,000	\$326,069	\$271,564
2022	\$217,919	\$50,000	\$267,919	\$246,876
2021	\$174,433	\$50,000	\$224,433	\$224,433
2020	\$168,350	\$50,000	\$218,350	\$218,350

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)
- DISABLED VET 70 to 99 PCT 11.22

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.