



Address: [8728 SABINAS TR](#)
City: FORT WORTH
Georeference: 34557-7-23
Subdivision: RIVER TRAILS ADDITION
Neighborhood Code: 3T010A

Latitude: 32.7980600298
Longitude: -97.1908718937
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 23

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: 1993

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$311,548

Protest Deadline Date: 5/24/2024

Site Number: 05751314

Site Name: RIVER TRAILS ADDITION-7-23

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,666

Percent Complete: 100%

Land Sqft^{*}: 5,362

Land Acres^{*}: 0.1230

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:

CONERLY NOSHIA

Primary Owner Address:

8728 SABINAS TR
FORT WORTH, TX 76118-7454

Deed Date: 2/2/2006

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D206042268](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GEORGE M HITTLE REALTORS CO	11/21/2005	D205359118	0000000	0000000
DAVIS AMY L;DAVIS JOSEPH D III	12/17/1993	00113740000093	0011374	0000093
CRESCENT BUILDERS INC	9/21/1993	00112460001592	0011246	0001592
RIVERTRAILS DEV ASSO INC	12/13/1990	00101270001193	0010127	0001193
VLMC INC	12/11/1990	00101270001178	0010127	0001178
FEDERAL S & L INS CORP THE	7/4/1989	00096520001267	0009652	0001267
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	\$241,548	\$70,000	\$311,548	\$311,548
2024	\$241,548	\$70,000	\$311,548	\$294,039
2023	\$270,270	\$50,000	\$320,270	\$267,308
2022	\$213,419	\$50,000	\$263,419	\$243,007
2021	\$170,915	\$50,000	\$220,915	\$220,915
2020	\$164,927	\$50,000	\$214,927	\$214,927

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.