

Image not found or type unknown



Tarrant Appraisal District
Property Information | PDF
Account Number: 05752736

Address: [8816 SABINAS TR](#)
City: FORT WORTH
Georeference: 34557-9-5
Subdivision: RIVER TRAILS ADDITION
Neighborhood Code: 3T010A

Latitude: 32.7977353203
Longitude: -97.1887367313
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
9 Lot 5

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: 1986

Personal Property Account: N/A

Agent: RESOLUTE PROPERTY TAX SOLUTION (00988)

Protest Deadline Date: 5/24/2024

Site Number: 05752736

Site Name: RIVER TRAILS ADDITION-9-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,642

Percent Complete: 100%

Land Sqft^{*}: 5,598

Land Acres^{*}: 0.1285

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:

YAMASA CO LTD

Primary Owner Address:

PO BOX 4090
SCOTTSDALE, AZ 85261

Deed Date: 2/21/2023

Deed Volume:

Deed Page:

Instrument: [D223028555](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ADAMS TERESA L;VAUGHN JERRY L	5/2/2016	D216092695		
RUNKLE KEN A;RUNKLE KIRSTEN H	8/28/2015	D215197450		
MISHLER JONATHAN	9/12/2011	D211223940	0000000	0000000
TEJEDA FRANCISCO J	8/24/2004	D204270427	0000000	0000000
SALAS GRACIELA	10/23/2003	D203406759	0000000	0000000
SALAS GRACIELA;SALAS JOSE	2/2/1987	00088350000938	0008835	0000938
FORMBY & HARRIS INC	9/17/1986	00086870000472	0008687	0000472
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	\$158,979	\$70,000	\$228,979	\$228,979
2024	\$224,846	\$70,000	\$294,846	\$294,846
2023	\$250,000	\$50,000	\$300,000	\$253,837
2022	\$199,034	\$50,000	\$249,034	\$230,761
2021	\$159,783	\$50,000	\$209,783	\$209,783
2020	\$154,316	\$50,000	\$204,316	\$204,316

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

There are no exemptions for this property

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.