



Address: [8820 SABINAS TR](#)
City: FORT WORTH
Georeference: 34557-9-6
Subdivision: RIVER TRAILS ADDITION
Neighborhood Code: 3T010A

Latitude: 32.7977124578
Longitude: -97.1885740408
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 6

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: \$295,449

Protest Deadline Date: 5/24/2024

Site Number: 05752744

Site Name: RIVER TRAILS ADDITION-9-6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,641

Percent Complete: 100%

Land Sqft^{*}: 5,618

Land Acres^{*}: 0.1289

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:

LARMOUTH LUCY

Primary Owner Address:

8820 SABINAS TR
FORT WORTH, TX 76118-7448

Deed Date: 1/30/2024

Deed Volume:

Deed Page:

Instrument: 142-24-021873

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LARMOUTH GEORGE;LARMOUTH LUCY	5/21/1996	00123790001885	0012379	0001885
DEAN KATHERINE L	1/24/1996	00122450001740	0012245	0001740
HOLDER KELLIE F;HOLDER TRAVIS T	3/23/1987	00088810000410	0008881	0000410
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	\$225,449	\$70,000	\$295,449	\$295,449
2024	\$225,449	\$70,000	\$295,449	\$279,341
2023	\$252,289	\$50,000	\$302,289	\$253,946
2022	\$199,413	\$50,000	\$249,413	\$230,860
2021	\$159,873	\$50,000	\$209,873	\$209,873
2020	\$154,349	\$50,000	\$204,349	\$204,349

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.