



**Address:** [8825 TYNE TR](#)  
**City:** FORT WORTH  
**Georeference:** 34557-9-9  
**Subdivision:** RIVER TRAILS ADDITION  
**Neighborhood Code:** 3T010A

**Latitude:** 32.7973929575  
**Longitude:** -97.1884696252  
**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 9

**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:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$293,631

**Protest Deadline Date:** 5/24/2024

**Site Number:** 05752760

**Site Name:** RIVER TRAILS ADDITION-9-9

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,641

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,470

**Land Acres<sup>\*</sup>:** 0.1255

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

SNODDY BRIAN

**Primary Owner Address:**

8825 TYNE TR  
FORT WORTH, TX 76118-7432

**Deed Date:** 11/14/2008

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D208431919](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCCOMBS CONNIE;MCCOMBS STEVE	10/24/1994	00117740000013	0011774	0000013
REYNOLDS CHRISTI F	5/23/1991	00102900001126	0010290	0001126
WESTBROOK CHRISTI F;WESTBROOK WAYNE C	10/22/1986	00087240001965	0008724	0001965
FORMBY AND HARRIS INC	5/23/1986	00085570000577	0008557	0000577
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 <sup>+</sup>
2025	\$223,631	\$70,000	\$293,631	\$293,631
2024	\$223,631	\$70,000	\$293,631	\$277,663
2023	\$250,271	\$50,000	\$300,271	\$252,421
2022	\$197,830	\$50,000	\$247,830	\$229,474
2021	\$158,613	\$50,000	\$208,613	\$208,613
2020	\$153,143	\$50,000	\$203,143	\$203,143

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.