



**Address:** [8821 TYNE TR](#)  
**City:** FORT WORTH  
**Georeference:** 34557-9-10  
**Subdivision:** RIVER TRAILS ADDITION  
**Neighborhood Code:** 3T010A

**Latitude:** 32.7974180257  
**Longitude:** -97.1886326941  
**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 10

**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:** \$278,086

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

**Site Number:** 05752779

**Site Name:** RIVER TRAILS ADDITION-9-10

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,516

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,304

**Land Acres<sup>\*</sup>:** 0.1217

**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:**

WENTZ MICHEL A

WENTZ MARGUERITE

**Primary Owner Address:**

8821 TYNE TR  
FORT WORTH, TX 76118-7432

**Deed Date:** 12/20/2011

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D211312425](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WENTZ MARGARET;WENTZ MICHEL A	12/12/1986	00087780002024	0008778	0002024
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	\$208,086	\$70,000	\$278,086	\$278,086
2024	\$208,086	\$70,000	\$278,086	\$263,457
2023	\$232,750	\$50,000	\$282,750	\$239,506
2022	\$184,225	\$50,000	\$234,225	\$217,733
2021	\$147,939	\$50,000	\$197,939	\$197,939
2020	\$142,885	\$50,000	\$192,885	\$192,885

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.