



**Address:** [8817 TYNE TR](#)  
**City:** FORT WORTH  
**Georeference:** 34557-9-11  
**Subdivision:** RIVER TRAILS ADDITION  
**Neighborhood Code:** 3T010A

**Latitude:** 32.7974415241  
**Longitude:** -97.188794344  
**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 11

**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:** \$260,000

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

**Site Number:** 05752787

**Site Name:** RIVER TRAILS ADDITION-9-11

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,664

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,404

**Land Acres<sup>\*</sup>:** 0.1240

**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:**

KIRIGAYA TOSHIKI

**Primary Owner Address:**

5050 QUORUM DR STE 225  
DALLAS, TX 75254

**Deed Date:** 5/29/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224094704](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OPEN HOUSE TEXAS REALTY & INVESTMENTS LLC	10/25/2023	<a href="#">D223192978</a>		
BERNS JACOB SCOTT	8/25/2023	<a href="#">D223154821</a>		
BERNS BRITTANY;BERNS JACOB SCOTT	5/10/2021	<a href="#">D221131890</a>		
LEWALLEN PAUL;LEWALLEN SHARON L	12/12/1997	00130160000300	0013016	0000300
MCALLISTER LOUIS;MCALLISTER MICHAEL	2/16/1987	00088470001074	0008847	0001074
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	\$190,000	\$70,000	\$260,000	\$260,000
2024	\$190,000	\$70,000	\$260,000	\$260,000
2023	\$224,967	\$50,000	\$274,967	\$274,967
2022	\$177,966	\$50,000	\$227,966	\$227,966
2021	\$142,817	\$50,000	\$192,817	\$192,817
2020	\$137,918	\$50,000	\$187,918	\$187,918

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.