



Address: [8813 TYNE TR](#)
City: FORT WORTH
Georeference: 34557-9-12
Subdivision: RIVER TRAILS ADDITION
Neighborhood Code: 3T010A

Latitude: 32.7974651227
Longitude: -97.1889567689
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 12

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: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 05752795

Site Name: RIVER TRAILS ADDITION-9-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,641

Percent Complete: 100%

Land Sqft^{*}: 5,398

Land Acres^{*}: 0.1239

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

DE LA CRUZ BAQUIRAN ARIANNE
BAQUIRAN JORICE ALFRED

Primary Owner Address:

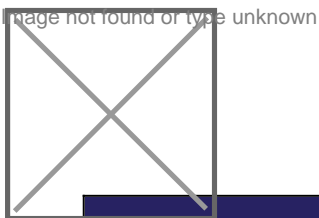
8813 TYNE TRL
FORT WORTH, TX 76118

Deed Date: 6/4/2021

Deed Volume:

Deed Page:

Instrument: [D221161300](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
DWINELL JEREMY A;DWINELL NICOLE R	4/8/2015	D215072685		
HORTON ALAN S;HORTON HOLLY A	7/29/2013	D213199755	0000000	0000000
WEBER MEGAN G	5/18/2006	D206154898	0000000	0000000
CASTILLO FRANCES;CASTILLO JOE	9/5/1986	00086750000551	0008675	0000551
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 ⁺
2025	\$209,758	\$70,000	\$279,758	\$279,758
2024	\$209,758	\$70,000	\$279,758	\$279,758
2023	\$270,271	\$50,000	\$320,271	\$289,113
2022	\$212,830	\$50,000	\$262,830	\$262,830
2021	\$173,613	\$50,000	\$223,613	\$223,613
2020	\$168,143	\$50,000	\$218,143	\$218,143

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.