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**Address:** [8704 BRUSHY CREEK TR](#)  
**City:** FORT WORTH  
**Georeference:** 34557-10-2  
**Subdivision:** RIVER TRAILS ADDITION  
**Neighborhood Code:** 3T010A

**Latitude:** 32.7995247664  
**Longitude:** -97.1905749163  
**TAD Map:** 2090-412  
**MAPSCO:** TAR-066D



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This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** RIVER TRAILS ADDITION Block  
10 Lot 2

**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:** \$295,040

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

**Site Number:** 05752884

**Site Name:** RIVER TRAILS ADDITION-10-2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,646

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,397

**Land Acres<sup>\*</sup>:** 0.1238

**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:**

IGLESIAS ARMANDO

**Primary Owner Address:**

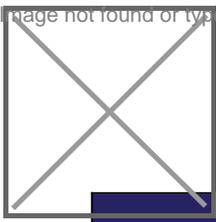
8704 BUSHY CREEK TRL  
FORT WORTH, TX 76118

**Deed Date:** 7/29/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216172289](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SAMSAL SHEILA ANN	12/14/2005	00000000000000	0000000	0000000
BLAKNEY SHEILA ANN	4/5/2004	<a href="#">D204179072</a>	0000000	0000000
BLAKNEY EARL R;BLAKNEY SHEILA A	4/25/1994	00115630001592	0011563	0001592
CHANEY RANDY E;CHANEY TAMALA	11/10/1988	00094350000620	0009435	0000620
GREER DAVID;GREER JOLYNN	11/6/1986	00087410001581	0008741	0001581
NASH PHILLIPS COPUS INC	4/11/1986	00085140000634	0008514	0000634
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	\$225,040	\$70,000	\$295,040	\$295,040
2024	\$225,040	\$70,000	\$295,040	\$278,300
2023	\$251,811	\$50,000	\$301,811	\$253,000
2022	\$180,000	\$50,000	\$230,000	\$230,000
2021	\$159,714	\$50,000	\$209,714	\$209,714
2020	\$154,219	\$50,000	\$204,219	\$204,219

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.