



Address: [8744 BRUSHY CREEK TR](#)
City: FORT WORTH
Georeference: 34557-10-12
Subdivision: RIVER TRAILS ADDITION
Neighborhood Code: 3T010A

Latitude: 32.7992795297
Longitude: -97.1889707226
TAD Map: 2090-412
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
10 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: VANGUARD PROPERTY TAX APPEALS (12005)

Protest Deadline Date: 5/24/2024

Site Number: 05753007

Site Name: RIVER TRAILS ADDITION-10-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,812

Percent Complete: 100%

Land Sqft^{*}: 5,609

Land Acres^{*}: 0.1287

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

DAISHIN INDUSTRY INC

Primary Owner Address:

5050 QUORUM DR STE 225
DALLAS, TX 75254

Deed Date: 6/28/2023

Deed Volume:

Deed Page:

Instrument: [D223114149](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OPEN HOUSE TEXAS REALTY & INVESTMENTS LLC	10/25/2022	D222258950		
SLAWNIKOWSKI STACY	7/3/2012	D212163462	0000000	0000000
HARRIS KEYNA;HARRIS RICHARD P	8/7/1990	00100090001386	0010009	0001386
ROSENBAUER GAI;ROSENBAUER LEONARD J	10/8/1986	00087110000434	0008711	0000434
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 ⁺
2025	\$248,000	\$70,000	\$318,000	\$318,000
2024	\$248,000	\$70,000	\$318,000	\$318,000
2023	\$252,000	\$50,000	\$302,000	\$302,000
2022	\$228,726	\$50,000	\$278,726	\$247,287
2021	\$183,046	\$50,000	\$233,046	\$224,806
2020	\$176,664	\$50,000	\$226,664	\$204,369

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.