



Address: [8845 BRUSHY CREEK TR](#)
City: FORT WORTH
Georeference: 34557-11-27
Subdivision: RIVER TRAILS ADDITION
Neighborhood Code: 3T010A

Latitude: 32.7994356512
Longitude: -97.186956805
TAD Map: 2096-412
MAPSCO: TAR-067A



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
11 Lot 27

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: 1991

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$291,617

Protest Deadline Date: 5/24/2024

Site Number: 05753783

Site Name: RIVER TRAILS ADDITION-11-27

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,572

Percent Complete: 100%

Land Sqft^{*}: 5,747

Land Acres^{*}: 0.1319

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:

STOJANOVIC LJUBENKO
STOJANOVIC VESN

Primary Owner Address:

8845 BRUSHY CREEK TR
FORT WORTH, TX 76118-7447

Deed Date: 7/27/2000

Deed Volume: 0014452

Deed Page: 0000188

Instrument: 00144520000188

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TIMM CAROL ANN;TIMM CRAIG TIMM	7/7/1997	00128390000318	0012839	0000318
WOHL CYNTHIA;WOHL ERIC	3/9/1992	00105600001400	0010560	0001400
DUNLAP CONSTRUCTION CO INC	11/30/1990	00101270001406	0010127	0001406
SUNBELT SAVINGS ASSOC OF TX	8/2/1988	00093490000391	0009349	0000391
NASH PHILLIPS/COPUS INC	9/3/1986	00086720001228	0008672	0001228
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	\$221,617	\$70,000	\$291,617	\$291,617
2024	\$221,617	\$70,000	\$291,617	\$275,880
2023	\$247,856	\$50,000	\$297,856	\$250,800
2022	\$196,024	\$50,000	\$246,024	\$228,000
2021	\$157,273	\$50,000	\$207,273	\$207,273
2020	\$151,835	\$50,000	\$201,835	\$201,835

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.