



Address: [8808 PEDERNALES TR](#)
City: FORT WORTH
Georeference: 34557-12-15
Subdivision: RIVER TRAILS ADDITION
Neighborhood Code: 3T010A

Latitude: 32.8006788728
Longitude: -97.1881747555
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
12 Lot 15

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: 1993

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 05754216

Site Name: RIVER TRAILS ADDITION-12-15

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,558

Percent Complete: 100%

Land Sqft^{*}: 5,514

Land Acres^{*}: 0.1265

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:

NGUYEN BAO THE
NGUYEN PHUONG T

Primary Owner Address:

8808 PEDERNALES TR
FORT WORTH, TX 76118-7470

Deed Date: 7/2/2013

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D213172655](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SECRETARY OF HOUSING	10/16/2012	D212269450	0000000	0000000
JPMORGAN CHASE BANK NATL ASSOC	11/1/2011	D211272213	0000000	0000000
SMITH A;SMITH BILLY MACK III	2/23/2006	D206056156	0000000	0000000
FINCH MARY ALICE	12/13/2001	00153340000421	0015334	0000421
FINCH MARY ALICE	10/29/1993	00113050001338	0011305	0001338
MACK CLARK HOMES INC	9/7/1993	00112550000223	0011255	0000223
RIVERTRAILS DEV ASSO INC	12/13/1990	00101270001193	0010127	0001193
VLMC INC	12/11/1990	00101270001178	0010127	0001178
FEDERAL S & L INS CORP THE	7/4/1989	00096520001267	0009652	0001267
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	\$210,459	\$70,000	\$280,459	\$280,459
2024	\$210,459	\$70,000	\$280,459	\$280,459
2023	\$270,876	\$50,000	\$320,876	\$320,876
2022	\$213,548	\$50,000	\$263,548	\$263,548
2021	\$174,431	\$50,000	\$224,431	\$224,431
2020	\$141,000	\$50,000	\$191,000	\$191,000

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

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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.