



**Address:** [8828 PEDERNALES TR](#)  
**City:** FORT WORTH  
**Georeference:** 34557-12-20  
**Subdivision:** RIVER TRAILS ADDITION  
**Neighborhood Code:** 3T010A

**Latitude:** 32.8005576672  
**Longitude:** -97.1873786781  
**TAD Map:** 2096-412  
**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  
12 Lot 20

**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:** None

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

**Site Number:** 05754267

**Site Name:** RIVER TRAILS ADDITION-12-20

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,829

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,344

**Land Acres<sup>\*</sup>:** 0.1226

**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:**

RANGE MILES JR

**Primary Owner Address:**

8828 PEDERNALES TRL  
FORT WORTH, TX 76118

**Deed Date:** 8/31/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223159173](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SCOTT ERIKA C	1/24/2006	<a href="#">D206028355</a>	0000000	0000000
SCOTT LINDA;SCOTT RICHARD	3/14/2000	00142660000270	0014266	0000270
PAUL BARBARA;PAUL PHILLIP S	6/17/1993	00111190000045	0011119	0000045
MACK CLARK HOMES INC	3/30/1993	00110080001534	0011008	0001534
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 <sup>+</sup>
2025	\$275,513	\$70,000	\$345,513	\$345,513
2024	\$275,513	\$70,000	\$345,513	\$345,513
2023	\$308,317	\$50,000	\$358,317	\$296,242
2022	\$243,377	\$50,000	\$293,377	\$269,311
2021	\$194,828	\$50,000	\$244,828	\$244,828
2020	\$187,985	\$50,000	\$237,985	\$237,985

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.