



Address: [8744 TIGRIS TR](#)
City: FORT WORTH
Georeference: 34557-13-12
Subdivision: RIVER TRAILS ADDITION
Neighborhood Code: 3T010A

Latitude: 32.8014811841
Longitude: -97.1885029748
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
13 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: 1991
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$328,701
Protest Deadline Date: 5/24/2024

Site Number: 05754763
Site Name: RIVER TRAILS ADDITION-13-12
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,221
Percent Complete: 100%
Land Sqft^{*}: 5,497
Land Acres^{*}: 0.1261
Pool: N

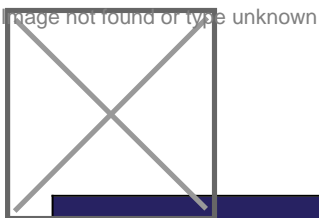
+++ Rounded.

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

OWNER INFORMATION

Current Owner:
NAROUZ EMAD MIKHAIL
SALIB SALLI
SHAHATA MINA
Primary Owner Address:
8744 TIGRIS TRL
FORT WORTH, TX 76118

Deed Date: 1/18/2024
Deed Volume:
Deed Page:
Instrument: [D224009418](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
LEACH EDWARD R JR	2/10/1998	00130790000280	0013079	0000280
PATTERSON DOUGLAS;PATTERSON PAULA	9/25/1991	00104040001135	0010404	0001135
RYLAND GROUP INC	7/19/1991	00103400002152	0010340	0002152
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	\$253,000	\$70,000	\$323,000	\$323,000
2024	\$258,701	\$70,000	\$328,701	\$328,701
2023	\$329,746	\$50,000	\$379,746	\$311,884
2022	\$259,947	\$50,000	\$309,947	\$283,531
2021	\$207,755	\$50,000	\$257,755	\$257,755
2020	\$200,406	\$50,000	\$250,406	\$242,000

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

- 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.