



**Address:** [8329 DERBY LN](#)  
**City:** FORT WORTH  
**Georeference:** 39607-3-3  
**Subdivision:** SOUTHGATE ADDITION-FT WORTH  
**Neighborhood Code:** 4S350F

**Latitude:** 32.6208306194  
**Longitude:** -97.3682509239  
**TAD Map:** 2036-344  
**MAPSCO:** TAR-103R



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

**PROPERTY DATA**

**Legal Description:** SOUTHGATE ADDITION-FT WORTH Block 3 Lot 3

**Jurisdictions:**  
CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CROWLEY ISD (912)

**State Code:** A

**Year Built:** 1994

**Personal Property Account:** N/A

**Agent:** RESOLUTE PROPERTY TAX SOLUTION (00988): N

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

**Site Number:** 05902630  
**Site Name:** SOUTHGATE ADDITION-FT WORTH-3-3  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,866  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,242  
**Land Acres<sup>\*</sup>:** 0.1203

<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:**  
LING SHIHAO  
**Primary Owner Address:**  
67 W 107TH ST  
NEW YORK, NY 10025

**Deed Date:** 2/26/2018  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D218049176](#)

| Previous Owners             | Date       | Instrument                 | Deed Volume | Deed Page |
|-----------------------------|------------|----------------------------|-------------|-----------|
| MERRILL MISTY               | 2/5/2018   | <a href="#">D218032406</a> |             |           |
| KING EDWARD A               | 9/30/1994  | 00117490001588             | 0011749     | 0001588   |
| PULTE HOME CORP OF TEXAS    | 8/28/1992  | 00107540001728             | 0010754     | 0001728   |
| SOUTHGATE PHASE I LTD       | 8/27/1992  | 00107540001722             | 0010754     | 0001722   |
| AVEX PROP INC               | 8/26/1992  | 00107540001716             | 0010754     | 0001716   |
| SUNBELT SAVINGS ASSOC OF TX | 12/18/1989 | 00097940001650             | 0009794     | 0001650   |
| SUNBELT SERV CORP           | 6/7/1988   | 00092910000412             | 0009291     | 0000412   |
| SKINNER PROPERTIES INC      | 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 | \$168,000          | \$40,000    | \$208,000    | \$208,000                    |
| 2024 | \$221,000          | \$40,000    | \$261,000    | \$261,000                    |
| 2023 | \$230,434          | \$40,000    | \$270,434    | \$270,434                    |
| 2022 | \$155,000          | \$40,000    | \$195,000    | \$195,000                    |
| 2021 | \$155,000          | \$40,000    | \$195,000    | \$195,000                    |
| 2020 | \$99,000           | \$40,000    | \$139,000    | \$139,000                    |

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

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.