



Address: [8313 DERBY LN](#)
City: FORT WORTH
Georeference: 39607-3-7
Subdivision: SOUTHGATE ADDITION-FT WORTH
Neighborhood Code: 4S350F

Latitude: 32.6214953699
Longitude: -97.3681016004
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 7

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: 1993

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$293,285

Protest Deadline Date: 5/24/2024

Site Number: 05902703

Site Name: SOUTHGATE ADDITION-FT WORTH-3-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,179

Percent Complete: 100%

Land Sqft^{*}: 6,794

Land Acres^{*}: 0.1559

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:

MURILL YADIRA

MURILL C FERNANDEZ

Primary Owner Address:

8313 DERBY LN

FORT WORTH, TX 76123-1537

Deed Date: 4/30/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D213109621](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LLANOS MARIA MIRANDA	10/29/1993	00113090002140	0011309	0002140
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 ⁺
2025	\$253,285	\$40,000	\$293,285	\$293,285
2024	\$253,285	\$40,000	\$293,285	\$279,605
2023	\$255,233	\$40,000	\$295,233	\$254,186
2022	\$201,987	\$40,000	\$241,987	\$231,078
2021	\$183,656	\$40,000	\$223,656	\$210,071
2020	\$171,028	\$40,000	\$211,028	\$190,974

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.