



**Address:** [8412 CLOVERGLEN LN](#)  
**City:** FORT WORTH  
**Georeference:** 39607-12-15  
**Subdivision:** SOUTHGATE ADDITION-FT WORTH  
**Neighborhood Code:** 4S350F

**Latitude:** 32.6196762147  
**Longitude:** -97.3654970631  
**TAD Map:** 2036-344  
**MAPSCO:** TAR-104N



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

## PROPERTY DATA

**Legal Description:** SOUTHGATE ADDITION-FT  
WORTH 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)  
CROWLEY ISD (912)

**Site Number:** 05904587  
**Site Name:** SOUTHGATE ADDITION-FT WORTH-12-15  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,458  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 4,860  
**Land Acres<sup>\*</sup>:** 0.1115  
**Pool:** N

**State Code:** A

**Year Built:** 1986

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$213,200

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

<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:**

DEAR JANUARY

**Primary Owner Address:**

8412 CLOVERGLEN LN  
FORT WORTH, TX 76123-1612

**Deed Date:** 8/11/2004

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D204256676](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BLACKERBY JAMES B JR	1/3/2001	00146780000046	0014678	0000046
LEE DOROTHEA;LEE JASON	9/3/1999	00140040000466	0014004	0000466
SOUTH CENTRAL MORTGAGE SER COR	1/8/1999	00136540000089	0013654	0000089
SMITH J ANTHONY	1/7/1999	00136440000376	0013644	0000376
CHASE BANK OF TEXAS	6/2/1998	00132660000224	0013266	0000224
FREEMAN DONNA	1/11/1997	00126400002321	0012640	0002321
FREEMAN DONNA K;FREEMAN PAUL C	3/17/1994	00115070000419	0011507	0000419
PEIPER CHRISTOPHER A;PEIPER DIANE	2/5/1987	00088430001212	0008843	0001212
G T J INC	9/23/1986	00086920001885	0008692	0001885
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	\$173,200	\$40,000	\$213,200	\$213,200
2024	\$173,200	\$40,000	\$213,200	\$204,950
2023	\$174,608	\$40,000	\$214,608	\$186,318
2022	\$138,796	\$40,000	\$178,796	\$169,380
2021	\$126,507	\$40,000	\$166,507	\$153,982
2020	\$118,057	\$40,000	\$158,057	\$139,984

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)

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## Tarrant Appraisal District Property Information | PDF

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.