



Address: [8454 GOLF CLUB CIR](#)
City: FORT WORTH
Georeference: 23123-1-3
Subdivision: LAKE COUNTRY PLACE ADDITION
Neighborhood Code: 2N400F

Latitude: 32.8783595081
Longitude: -97.433672841
TAD Map: 2018-440
MAPSCO: TAR-032P



Google Map or type unknown

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

PROPERTY DATA

Legal Description: LAKE COUNTRY PLACE
ADDITION Block 1 Lot 3

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EAGLE MTN-SAGINAW ISD (918)

State Code: A

Year Built: 1987

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 05993660

Site Name: LAKE COUNTRY PLACE ADDITION-1-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size ⁺⁺⁺: 2,199

Percent Complete: 100%

Land Sqft ^{*}: 6,666

Land Acres ^{*}: 0.1530

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:

MORENO KIMBERLY K

Primary Owner Address:

8454 GOLF CLUB CIR
FORT WORTH, TX 76179-2950

Deed Date: 9/4/2003

Deed Volume: 0017175

Deed Page: 0000103

Instrument: [D203336283](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PRESTON WILLAIM C	2/22/2002	00155230000325	0015523	0000325
FANNING BILLYE M	10/29/1991	00104380000265	0010438	0000265
NOVAK TERRY JEAN	2/10/1989	00095370001459	0009537	0001459
POEHNER KURT;POEHNER TERRY NOVAK	10/8/1987	00090990000197	0009099	0000197
WILLIAM P REECE INC	10/7/1987	00090990000195	0009099	0000195
LAKE COUNTRY PLACE JV	1/1/1986	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	\$192,262	\$70,000	\$262,262	\$262,262
2024	\$192,262	\$70,000	\$262,262	\$262,262
2023	\$291,166	\$45,000	\$336,166	\$280,523
2022	\$235,996	\$45,000	\$280,996	\$255,021
2021	\$209,079	\$45,000	\$254,079	\$231,837
2020	\$185,982	\$45,000	\$230,982	\$210,761

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.