



**Address:** [8521 DELTA WAY](#)  
**City:** FORT WORTH  
**Georeference:** 39607-21-28R  
**Subdivision:** SOUTHGATE ADDITION-FT WORTH  
**Neighborhood Code:** 4S350F

**Latitude:** 32.6179287398  
**Longitude:** -97.3651593534  
**TAD Map:** 2036-344  
**MAPSCO:** TAR-104N



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 21 Lot 28R

**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:** 1996

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$333,817

**Protest Deadline Date:** 5/15/2025

**Site Number:** 06622402

**Site Name:** SOUTHGATE ADDITION-FT WORTH-21-28R

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,499

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,697

**Land Acres<sup>\*</sup>:** 0.1537

**Pool:** N

<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:**

CERDA JOSE L  
DELGADO LESLIE C  
CERDA ALEXEI GREY

**Primary Owner Address:**

8521 DELTA WAY  
FORT WORTH, TX 76123

**Deed Date:** 12/19/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217295997](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SWAY 2014-1 BORROWER LLC	12/19/2014	<a href="#">D214279028</a>		
TARBERT LLC	2/3/2014	<a href="#">D214034142</a>	0000000	0000000
SRP 643 SUB II LLC	1/1/2013	<a href="#">D213019160</a>	0000000	0000000
AVILA JULIO	5/24/2007	<a href="#">D207219040</a>	0000000	0000000
US BANK NATIONAL ASSOC	11/7/2006	<a href="#">D206356217</a>	0000000	0000000
JAMES JEFFREY C;JAMES SHARON G	11/27/1996	00126030001542	0012603	0001542
PULTE HOME CORP OF TEXAS	1/1/1993	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	\$293,817	\$40,000	\$333,817	\$333,817
2024	\$293,817	\$40,000	\$333,817	\$330,283
2023	\$295,275	\$40,000	\$335,275	\$300,257
2022	\$232,961	\$40,000	\$272,961	\$272,961
2021	\$211,219	\$40,000	\$251,219	\$251,219
2020	\$186,746	\$40,000	\$226,746	\$226,746

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.