



Address: [8900 SAN JOAQUIN TR](#)
City: FORT WORTH
Georeference: 34557-29-1
Subdivision: RIVER TRAILS ADDITION
Neighborhood Code: 3T010A

Latitude: 32.7958762045
Longitude: -97.1864461782
TAD Map: 2096-408
MAPSCO: TAR-067E



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RIVER TRAILS ADDITION Block
29 Lot 1

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
HURST-EULESS-BEDFORD ISD (916)

State Code: A

Year Built: 1996

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$371,909

Protest Deadline Date: 5/24/2024

Site Number: 06780555

Site Name: RIVER TRAILS ADDITION-29-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,877

Percent Complete: 100%

Land Sqft^{*}: 7,623

Land Acres^{*}: 0.1750

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:

KESSLER KELLIE

Primary Owner Address:

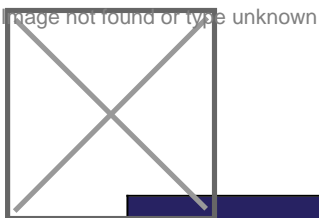
8900 SAN JOAQUIN TR
FORT WORTH, TX 76118-7518

Deed Date: 9/28/2011

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D211242436](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
Unlisted	9/27/1996	00125290002106	0012529	0002106
MACK CLARK HOMES INC	9/10/1995	00120660002068	0012066	0002068
RIVER TRAIL LAND & CATTLE INC	8/9/1995	00120660002065	0012066	0002065
CRESCENT BUILDERS INC	2/9/1995	00118790002224	0011879	0002224
DTT CORPORATION	1/1/1995	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	\$301,909	\$70,000	\$371,909	\$371,909
2024	\$301,909	\$70,000	\$371,909	\$347,928
2023	\$337,074	\$50,000	\$387,074	\$316,298
2022	\$265,101	\$50,000	\$315,101	\$287,544
2021	\$211,404	\$50,000	\$261,404	\$261,404
2020	\$193,641	\$50,000	\$243,641	\$238,960

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)
- HOMESTEAD DISABLED PERSON 11.13 (c)

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.