



**Address:** [9036 SAN JOAQUIN TR](#)  
**City:** FORT WORTH  
**Georeference:** 34557-29-16  
**Subdivision:** RIVER TRAILS ADDITION  
**Neighborhood Code:** 3T010A

**Latitude:** 32.7958280448  
**Longitude:** -97.1836022989  
**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 16

**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:** \$362,616

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

**Site Number:** 06780725

**Site Name:** RIVER TRAILS ADDITION-29-16

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,180

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,882

**Land Acres<sup>\*</sup>:** 0.1580

**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:**

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**Primary Owner Address:**

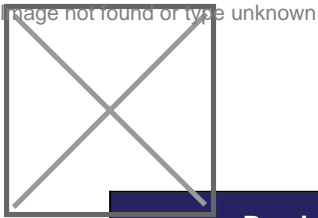
9036 SAN JOAQUIN TR  
FORT WORTH, TX 76118-7528

**Deed Date:** 5/8/1996

**Deed Volume:** 0012363

**Deed Page:** 0000511

**Instrument:** 00123630000511



Previous Owners	Date	Instrument	Deed Volume	Deed Page
RIVER TRAILS LAND & CATTLE INC	12/21/1995	00122110000315	0012211	0000315
DTT CORPORATION	1/1/1995	000000000000000	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	\$292,616	\$70,000	\$362,616	\$351,384
2024	\$292,616	\$70,000	\$362,616	\$319,440
2023	\$338,040	\$50,000	\$388,040	\$290,400
2022	\$282,639	\$50,000	\$332,639	\$264,000
2021	\$190,933	\$49,067	\$240,000	\$240,000
2020	\$190,933	\$49,067	\$240,000	\$233,530

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.