



**Address:** [8009 BERKSHIRE DR](#)  
**City:** FORT WORTH  
**Georeference:** 40685-171-15  
**Subdivision:** SUMMERFIELDS ADDITION  
**Neighborhood Code:** 3K400J

**Latitude:** 32.8863311385  
**Longitude:** -97.2913428653  
**TAD Map:** 2060-440  
**MAPSCO:** TAR-036J



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** SUMMERFIELDS ADDITION  
Block 171 Lot 15

**Jurisdictions:**  
CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KELLER ISD (907)

**State Code:** A  
**Year Built:** 1997  
**Personal Property Account:** N/A  
**Agent:** OWNWELL INC (12140)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 06916201  
**Site Name:** SUMMERFIELDS ADDITION-171-15  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,712  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,100  
**Land Acres<sup>\*</sup>:** 0.1400  
**Pool:** N

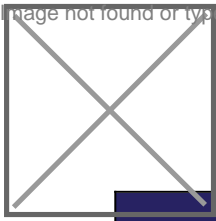
+++ Rounded.

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

**OWNER INFORMATION**

**Current Owner:**  
DELUCIA MICHAEL  
CHIU LI YUN  
**Primary Owner Address:**  
8845 NOONTIDE DR  
FORT WORTH, TX 76179

**Deed Date:** 11/21/2017  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D217278001](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
JONES KIMBERLY D	9/10/2010	<a href="#">D210227100</a>	0000000	0000000
JONES RICHARD ALLEN	1/16/2002	00154190000056	0015419	0000056
YANCY ERIC L;YANCY KIMBERLY R	7/9/1997	00128310000347	0012831	0000347
CHOICE HOMES INC	4/17/1997	00127400000077	0012740	0000077
NORTH BEACH 1 LP	1/1/1996	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	\$258,645	\$55,000	\$313,645	\$313,645
2024	\$258,645	\$55,000	\$313,645	\$313,645
2023	\$253,758	\$55,000	\$308,758	\$308,758
2022	\$214,285	\$40,000	\$254,285	\$254,285
2021	\$155,000	\$40,000	\$195,000	\$195,000
2020	\$155,000	\$40,000	\$195,000	\$195,000

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

There are no exemptions for this property

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.