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**Address:** [8616 W CORAL SPRINGS DR](#)  
**City:** FORT WORTH  
**Georeference:** 15051J-5-10  
**Subdivision:** GARDEN SPRINGS ADDITION  
**Neighborhood Code:** 4S002G

**Latitude:** 32.6182113215  
**Longitude:** -97.385874216  
**TAD Map:** 2030-344  
**MAPSCO:** TAR-103Q



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

## PROPERTY DATA

**Legal Description:** GARDEN SPRINGS ADDITION  
Block 5 Lot 10

**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:** 1999

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$237,501

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

**Site Number:** 06982298

**Site Name:** GARDEN SPRINGS ADDITION-5-10

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,452

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,242

**Land Acres<sup>\*</sup>:** 0.1203

**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:**

RUMENDE BERNARDIN  
RUMENDE FABIOL

**Primary Owner Address:**

8616 W CORAL SPRINGS DR  
FORT WORTH, TX 76123-1460

**Deed Date:** 10/13/2010

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D210263980](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MARTINEZ JOE R III;MARTINEZ KRIS	7/28/2004	<a href="#">D204238561</a>	0000000	0000000
MIHOK ADAM R;MIHOK PUN	9/22/2000	00145600000573	0014560	0000573
BARCUCH STEPHEN P	5/13/1999	00138170000374	0013817	0000374
CHOICE HOMES INC	2/23/1999	00136710000094	0013671	0000094
HULEN MEADOWS 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	\$187,501	\$50,000	\$237,501	\$237,501
2024	\$187,501	\$50,000	\$237,501	\$231,277
2023	\$187,654	\$50,000	\$237,654	\$210,252
2022	\$159,421	\$40,000	\$199,421	\$191,138
2021	\$140,926	\$40,000	\$180,926	\$173,762
2020	\$117,965	\$40,000	\$157,965	\$157,965

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.