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Address: [8817 SAN JOAQUIN TR](#)
City: FORT WORTH
Georeference: 34557-7-100
Subdivision: RIVER TRAILS ADDITION
Neighborhood Code: 3T010A

Latitude: 32.7965095745
Longitude: -97.1877475574
TAD Map: 2096-408
MAPSCO: TAR-066D



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

PROPERTY DATA

Legal Description: RIVER TRAILS ADDITION Block
7 Lot 100

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: 1999

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$395,554

Protest Deadline Date: 5/24/2024

Site Number: 07104723

Site Name: RIVER TRAILS ADDITION-7-100

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,863

Percent Complete: 100%

Land Sqft^{*}: 5,750

Land Acres^{*}: 0.1320

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

CHRISTOPHER STEPHANIE

Primary Owner Address:

8817 SAN JOAQUIN TR
FORT WORTH, TX 76118-7843

Deed Date: 5/11/2017

Deed Volume:

Deed Page:

Instrument: [D217106807](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HENNING JACKIE;HENNING TRACEY L	7/3/2006	D206207684	0000000	0000000
FRANCOIS DERRICK;FRANCOIS LANA G	6/17/1999	00138750000375	0013875	0000375
MACK CLARK HOMES INC	11/19/1998	00135380000342	0013538	0000342
RIVER TRAILS LAND & CATTLE INC	9/30/1997	00129300000439	0012930	0000439
DTT CORPORATION	1/1/1997	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	\$277,000	\$70,000	\$347,000	\$347,000
2024	\$325,554	\$70,000	\$395,554	\$322,209
2023	\$361,082	\$50,000	\$411,082	\$292,917
2022	\$271,147	\$50,000	\$321,147	\$266,288
2021	\$192,080	\$50,000	\$242,080	\$242,080
2020	\$192,080	\$50,000	\$242,080	\$242,080

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.