

Tarrant Appraisal District

Property Information | PDF

Account Number: 07104774

Latitude: 32.7964157184

TAD Map: 2096-408 MAPSCO: TAR-067A

Longitude: -97.1871135795

Address: 8833 SAN JOAQUIN TR

City: FORT WORTH

Georeference: 34557-7-104

Subdivision: RIVER TRAILS ADDITION

Neighborhood Code: 3T010A

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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 104 50% UNDIVIDED INTEREST

Jurisdictions:

CITY OF FORT WORTH (026) Site Number: 07104774

TARRANT COUNTY TARRANT REGIONAL WATER DIS (ER TRAILS ADDITION Block 7 Lot 104 50% UNDIVIDED INTEREST

TARRANT COUNTY Pites 61958: (224) Residential - Single Family

TARRANT COUNTY COURTY COLERCE (225)

HURST-EULESS-BEINFORDilf6ate(Size+++: 1,688 State Code: A Percent Complete: 100%

Year Built: 1998 **Land Sqft***: 5,750 Personal Property Accentitation 1320

Agent: None Pool: N

Notice Sent Date:

4/15/2025

Notice Value: \$170,355

Protest Deadline Date: 5/24/2024

+++ Rounded.

OWNER INFORMATION

Current Owner:

HASSAN IZZELDEEN **Deed Date: 7/31/2020** WIDATALLA AMANI **Deed Volume:**

Primary Owner Address: Deed Page: 8833 SAN JOAQUIN TRL

Instrument: D220131898 FORT WORTH, TX 76118

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



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ABDELWAHAB FATIMA;ABDELWAHAB OMNIA;HASSAN IZZELDEEN;WIDATALLA AMANI	5/28/2020	D220131898		
ABDELWAHAB FATIMA;ABDELWAHAB OMNIA;WIDATALLA AMANI	5/28/2020	D220122596		
OAKEN BUCKET PROPERTIES	5/30/2019	D219118317		
CABRERA ESTELLA S	11/26/2018	D219118478		
CABRERA ESTELLA;CABRERA GILBERTO	9/22/2009	D209256879	0000000	0000000
CABRERA ESTELLA;CABRERA GIBLERTO	2/10/2006	D206048300	0000000	0000000
CABRERA ESTELLA;CABRERA GILBERTO	10/31/2005	D205339665	0000000	0000000
MITCHELL PEGGY A;MITCHELL WES	12/12/2002	00162350000167	0016235	0000167
JAHN AMY LYNN	10/9/1998	00134680000184	0013468	0000184
CRESCENT BUILDERS INC	4/6/1998	00131760000283	0013176	0000283
DTT CORPORATION	1/1/1997	000000000000000	0000000	0000000

VALUES

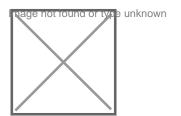
This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$135,355	\$35,000	\$170,355	\$170,355
2024	\$135,355	\$35,000	\$170,355	\$159,776
2023	\$151,015	\$25,000	\$176,015	\$145,251
2022	\$118,957	\$25,000	\$143,957	\$132,046
2021	\$95,042	\$25,000	\$120,042	\$120,042
2020	\$87,509	\$25,000	\$112,509	\$112,509

Pending indicates that the property record has not yet been completed for the indicated tax year.

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⁺ 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.

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