



Address: [8636 SAN JOAQUIN TR](#)
City: FORT WORTH
Georeference: 34557-22-11
Subdivision: RIVER TRAILS ADDITION
Neighborhood Code: 3T010A

Latitude: 32.7966211748
Longitude: -97.1915722366
TAD Map: 2090-408
MAPSCO: TAR-066D



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
22 Lot 11

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: 1998

Personal Property Account: N/A

Agent: ALVIN PHANH (X1021)

Protest Deadline Date: 5/24/2024

Site Number: 07105096

Site Name: RIVER TRAILS ADDITION-22-11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,001

Percent Complete: 100%

Land Sqft^{*}: 5,750

Land Acres^{*}: 0.1320

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:

PHANH FAMILY REVOCABLE LIVING TRUST

Primary Owner Address:

8108 TRINITY VISTA TR
HURST, TX 76053

Deed Date: 8/11/2017

Deed Volume:

Deed Page:

Instrument: [D217230715](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PHANH WAYNE S	3/9/1999	00137050000160	0013705	0000160
CRESCENT BUILDERS INC	10/22/1998	00134850000097	0013485	0000097
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	\$293,607	\$70,000	\$363,607	\$363,607
2024	\$293,607	\$70,000	\$363,607	\$363,607
2023	\$314,178	\$50,000	\$364,178	\$364,178
2022	\$244,121	\$50,000	\$294,121	\$294,121
2021	\$217,758	\$50,000	\$267,758	\$267,758
2020	\$189,378	\$50,000	\$239,378	\$239,378

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.