

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 07137842

Address: 8112 GRAND JUNCTION DR

City: FORT WORTH

**Georeference: 33437C-A-9-70** 

Subdivision: RANCH AT EAGLE MOUNTAIN ADDN

Neighborhood Code: 2N0109

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

## **PROPERTY DATA**

Legal Description: RANCH AT EAGLE MOUNTAIN

ADDN Block A Lot 9

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

EAGLE MTN-SAGINAW ISD (918)

State Code: A Year Built: 2003

Personal Property Account: N/A

Agent: OWNWELL INC (12140)
Protest Deadline Date: 5/24/2024

**Latitude:** 32.8718600068

**Longitude:** -97.4309105812

**TAD Map:** 2018-436 **MAPSCO:** TAR-032T



Land Baserintians DANIOU AT FACIF MOUNTAIN

Site Name: RANCH AT EAGLE MOUNTAIN ADDN-A-9-70

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 3,515
Percent Complete: 100%

**Land Sqft\*:** 11,625

Site Number: 07137842

Land Acres\*: 0.2668

Pool: Y

+++ Rounded.

## **OWNER INFORMATION**

**Current Owner:** 

POLLOCK JOHN DESTON

POLLOCK IRENE

**Primary Owner Address:** 

8112 GRAND JUNCTION DR FORT WORTH, TX 76179 Deed Date: 9/5/2023

Deed Volume: Deed Page:

**Instrument:** D223162690

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<sup>\*</sup> 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
KUO STEPHANIE WUN-FEI	10/31/2018	D218243324		
CRANE MATTHEW JASON	2/17/2018	D218035540		
CRANE DONICA;CRANE MATTHEW	12/13/2013	D213314006	0000000	0000000
SECRETARY OF HUD	8/16/2013	D213247868	0000000	0000000
FLAGSTAR BANK FSB	8/6/2013	D213223476	0000000	0000000
GRICE EERNEST L;GRICE LISA A	6/2/2008	D208217006	0000000	0000000
CARTUS FINANCIAL CORP	4/24/2008	D208217005	0000000	0000000
THODEN BRENT V	12/22/2004	D204401272	0000000	0000000
EVERT JILL A;EVERT MICHAEL F	11/26/2003	D203450707	0000000	0000000
FIRST TEXAS HOMES INC	6/25/2003	00168860000121	0016886	0000121
THE ESTATES OF EAGLE MT LTD	3/12/1999	00137050000349	0013705	0000349
MICA CORPORATION	3/11/1999	00137050000347	0013705	0000347
BAKER DEBORRA L;BAKER GARY J	1/1/1998	00000000000000	0000000	0000000

## **VALUES**

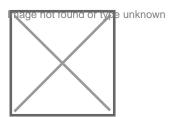
This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. Tarrant County Tax Office Account Information.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$410,907	\$95,000	\$505,907	\$505,907
2024	\$410,907	\$95,000	\$505,907	\$505,907
2023	\$484,473	\$60,000	\$544,473	\$448,547
2022	\$389,148	\$60,000	\$449,148	\$407,770
2021	\$325,000	\$60,000	\$385,000	\$370,700
2020	\$277,000	\$60,000	\$337,000	\$337,000

 $\label{property} \ \ \text{Pending indicates that the property record has not yet been completed for the indicated tax year.}$ 

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<sup>+</sup> 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.

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