



**Address:** [8116 GRAND JUNCTION DR](#)  
**City:** FORT WORTH  
**Georeference:** 33437C-A-10  
**Subdivision:** RANCH AT EAGLE MOUNTAIN ADDN  
**Neighborhood Code:** 2N0109

**Latitude:** 32.8720364585  
**Longitude:** -97.4310743855  
**TAD Map:** 2018-436  
**MAPSCO:** TAR-032P



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** RANCH AT EAGLE MOUNTAIN  
ADDN Block A Lot 10

**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:** 2004

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 07137850

**Site Name:** RANCH AT EAGLE MOUNTAIN ADDN-A-10

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,458

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 13,755

**Land Acres<sup>\*</sup>:** 0.3157

**Pool:** Y

<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:**

GARCIA SHANNA N

**Primary Owner Address:**

8116 GRAND JUNCTION DR  
FORT WORTH, TX 76179

**Deed Date:** 3/15/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222069767](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FUENTES JORGE;FUENTES MARIA	5/28/2004	<a href="#">D204178775</a>	0000000	0000000
FIRST TEXAS HOMES INC	9/26/2003	<a href="#">D203383358</a>	0000000	0000000
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 <sup>+</sup>
2025	\$406,315	\$95,000	\$501,315	\$501,315
2024	\$406,315	\$95,000	\$501,315	\$501,315
2023	\$479,500	\$60,000	\$539,500	\$539,500
2022	\$393,961	\$60,000	\$453,961	\$401,965
2021	\$305,423	\$60,000	\$365,423	\$365,423
2020	\$278,131	\$60,000	\$338,131	\$338,131

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.