



Address: [8558 TRACE RIDGE PKWY](#)
City: FORT WORTH
Georeference: 42406-5-3
Subdivision: TRACE RIDGE ADDITION
Neighborhood Code: 3K800C

Latitude: 32.8946558835
Longitude: -97.2813835947
TAD Map: 2066-444
MAPSCO: TAR-036F



Google Map or type unknown

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

PROPERTY DATA

Legal Description: TRACE RIDGE ADDITION Block
5 Lot 3

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)

State Code: A

Year Built: 1999

Personal Property Account: N/A

Agent: TEXAS TAX PROTEST (05909)

Protest Deadline Date: 5/15/2025

Site Number: 07144504

Site Name: TRACE RIDGE ADDITION-5-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,628

Percent Complete: 100%

Land Sqft^{*}: 8,970

Land Acres^{*}: 0.2059

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:

MEGALI SAMEH

Primary Owner Address:

8558 TRACE RIDGE PKWY
FORT WORTH, TX 76244

Deed Date: 12/8/2021

Deed Volume:

Deed Page:

Instrument: [D221359138](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JOHNSON ANNALE;JOHNSON MICHAEL K	2/11/2005	D205045090	0000000	0000000
BLIZEL DAVID	8/4/1999	00139670000148	0013967	0000148
D R HORTON TEXAS LTD	1/1/1998	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. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2025	\$330,456	\$70,000	\$400,456	\$400,456
2024	\$330,456	\$70,000	\$400,456	\$400,456
2023	\$336,881	\$70,000	\$406,881	\$380,856
2022	\$296,233	\$50,000	\$346,233	\$346,233
2021	\$224,827	\$50,000	\$274,827	\$274,827
2020	\$219,812	\$50,000	\$269,812	\$269,812

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.