



Address: [8701 TRACE RIDGE PKWY](#)
City: FORT WORTH
Georeference: 42406-10-1
Subdivision: TRACE RIDGE ADDITION
Neighborhood Code: 3K800C

Latitude: 32.8973823956
Longitude: -97.2834706842
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
10 Lot 1

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: 2000

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$295,000

Protest Deadline Date: 5/24/2024

Site Number: 07145233

Site Name: TRACE RIDGE ADDITION-10-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,906

Percent Complete: 100%

Land Sqft^{*}: 7,150

Land Acres^{*}: 0.1641

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:

PHAM TINA HONG

Primary Owner Address:

8701 TRACE RIDGE PKWY
FORT WORTH, TX 76244

Deed Date: 10/31/2008

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D208420335](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LAHUE BRANDON K	8/15/2005	D205253769	0000000	0000000
FLOYD JOHN B;FLOYD TERRI M	11/30/2000	00146340000131	0014634	0000131
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	\$225,000	\$70,000	\$295,000	\$295,000
2024	\$225,000	\$70,000	\$295,000	\$278,300
2023	\$260,000	\$70,000	\$330,000	\$253,000
2022	\$180,000	\$50,000	\$230,000	\$230,000
2021	\$180,000	\$50,000	\$230,000	\$230,000
2020	\$187,050	\$50,000	\$237,050	\$237,050

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.