



Address: [8705 TRACE RIDGE PKWY](#)
City: FORT WORTH
Georeference: 42406-10-2
Subdivision: TRACE RIDGE ADDITION
Neighborhood Code: 3K800C

Latitude: 32.8975309723
Longitude: -97.2835388769
TAD Map: 2066-444
MAPSCO: TAR-036B



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 2

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: RESOLUTE PROPERTY TAX SOLUTION (00988)

Protest Deadline Date: 5/24/2024

Site Number: 07145241

Site Name: TRACE RIDGE ADDITION-10-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,931

Percent Complete: 100%

Land Sqft^{*}: 5,500

Land Acres^{*}: 0.1262

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:

CRUZ JOSE L
CRUZ XOCHITL

Primary Owner Address:

8705 TRACE RIDGE PKWY
KELLER, TX 76244

Deed Date: 2/27/2015

Deed Volume:

Deed Page:

Instrument: [D215043567](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RIVAS DIANA E	6/7/2006	D206188641	0000000	0000000
ELLINOR A C LOOMIS;ELLINOR LINDA	4/23/2004	D204148243	0000000	0000000
MONARCH BEACH HOLDINGS LLC	3/15/2002	00155510000445	0015551	0000445
MONARCH HOLDINGS LLC	9/26/2001	00151840000094	0015184	0000094
LOOMIS ANDRES C;LOOMIS LINDA E	3/19/2001	00151190000219	0015119	0000219
LOOMIS ZELLINOR D	1/2/2001	00146780000498	0014678	0000498
D R HORTON TEXAS LTD	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	\$251,000	\$70,000	\$321,000	\$321,000
2024	\$251,000	\$70,000	\$321,000	\$321,000
2023	\$277,000	\$70,000	\$347,000	\$293,295
2022	\$252,324	\$50,000	\$302,324	\$266,632
2021	\$192,393	\$50,000	\$242,393	\$242,393
2020	\$188,120	\$50,000	\$238,120	\$238,120

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.