



Address: [8641 SARANAC TR](#)
City: FORT WORTH
Georeference: 34557-23-17
Subdivision: RIVER TRAILS ADDITION
Neighborhood Code: 3T010A

Latitude: 32.795472897
Longitude: -97.1912675211
TAD Map: 2090-408
MAPSCO: TAR-066H



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RIVER TRAILS ADDITION Block
23 Lot 17

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
HURST-EULESS-BEDFORD ISD (916)

State Code: A

Year Built: 2000

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$325,000

Protest Deadline Date: 5/15/2025

Site Number: 07243626

Site Name: RIVER TRAILS ADDITION-23-17

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,774

Percent Complete: 100%

Land Sqft^{*}: 6,900

Land Acres^{*}: 0.1584

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:

PRESLEY RANDALL C
PRESLEY DIANA

Primary Owner Address:

8641 SARANAC TR
FORT WORTH, TX 76118-7858

Deed Date: 5/22/2000

Deed Volume: 0014357

Deed Page: 0000155

Instrument: 00143570000155

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WOOD BEND CORP	1/28/1999	00136450000204	0013645	0000204
RIVER TRLS LAND & CATTLE INC	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	\$245,000	\$70,000	\$325,000	\$315,000
2024	\$255,000	\$70,000	\$365,736	\$322,016
2023	\$265,000	\$50,000	\$315,000	\$292,742
2022	\$235,000	\$50,000	\$285,000	\$266,129
2021	\$191,935	\$50,000	\$241,935	\$241,935
2020	\$191,935	\$50,000	\$241,935	\$241,935

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)
- DISABLED VET 70 to 99 PCT 11.22

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.