



**Address:** [8608 SARANAC TR](#)  
**City:** FORT WORTH  
**Georeference:** 34557-24-3  
**Subdivision:** RIVER TRAILS ADDITION  
**Neighborhood Code:** 3T010A

**Latitude:** 32.7952649351  
**Longitude:** -97.1929748243  
**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  
24 Lot 3

**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:** 1999

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$345,972

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

**Site Number:** 07243758

**Site Name:** RIVER TRAILS ADDITION-24-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,870

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,033

**Land Acres<sup>\*</sup>:** 0.1614

**Pool:** N

<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:**

NGUYEN DANNY T  
NGUYEN PAULINE P

**Primary Owner Address:**

8608 SARANAC TR  
FORT WORTH, TX 76118-7845

**Deed Date:** 4/13/2013

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D213098940](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
VU ANNE T;VU PETER T	12/21/1999	00141570000412	0014157	0000412
MACK CLARK HOMES INC	5/13/1999	00138210000313	0013821	0000313
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 <sup>+</sup>
2025	\$275,972	\$70,000	\$345,972	\$345,972
2024	\$275,972	\$70,000	\$345,972	\$322,735
2023	\$330,425	\$50,000	\$380,425	\$293,395
2022	\$254,245	\$50,000	\$304,245	\$266,723
2021	\$192,475	\$50,000	\$242,475	\$242,475
2020	\$182,000	\$50,000	\$232,000	\$232,000

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.