



**Address:** [8616 SARANAC TR](#)  
**City:** FORT WORTH  
**Georeference:** 34557-24-5  
**Subdivision:** RIVER TRAILS ADDITION  
**Neighborhood Code:** 3T010A

**Latitude:** 32.7952067192  
**Longitude:** -97.19259571  
**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 5

**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:** OCONNOR & ASSOCIATES (00436)

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

**Site Number:** 07243774

**Site Name:** RIVER TRAILS ADDITION-24-5

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,621

**Percent Complete:** 100%

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

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

**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:**

AL-NIMRI BASSAM

**Primary Owner Address:**

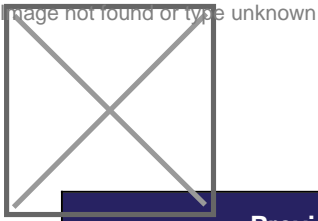
8616 SARANAC TRL  
FORT WORTH, TX 76118

**Deed Date:** 3/17/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215053250](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
STEINSULTZ ALISON;STEINSULTZ JASON S	2/28/2007	<a href="#">D207081692</a>	0000000	0000000
WOOD ANNIE;WOOD BRIAN L	8/25/1999	00139860000257	0013986	0000257
CRESCENT BUILDERS INC	4/6/1999	00137550000073	0013755	0000073
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	\$194,853	\$70,000	\$264,853	\$264,853
2024	\$219,688	\$70,000	\$289,688	\$289,688
2023	\$254,000	\$50,000	\$304,000	\$277,214
2022	\$224,154	\$50,000	\$274,154	\$252,013
2021	\$179,103	\$50,000	\$229,103	\$229,103
2020	\$165,295	\$50,000	\$215,295	\$215,295

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.