



Address: [8700 SARANAC TR](#)
City: FORT WORTH
Georeference: 34557-24-13
Subdivision: RIVER TRAILS ADDITION
Neighborhood Code: 3T010A

Latitude: 32.7949738689
Longitude: -97.1910791744
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 13

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: RESOLUTE PROPERTY TAX SOLUTION (00988)

Protest Deadline Date: 5/24/2024

Site Number: 07243855
Site Name: RIVER TRAILS ADDITION-24-13
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,453
Percent Complete: 100%
Land Sqft^{*}: 7,033
Land Acres^{*}: 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:

RAYBEN PROPERTIES LLC

Primary Owner Address:

2310 AUTUMN OAKS TR
ARLINGTON, TX 76006-2744

Deed Date: 4/21/2022

Deed Volume:

Deed Page:

Instrument: [D222106846](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
POWERS TERRY A	12/1/1999	00141450000189	0014145	0000189
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	\$156,375	\$70,000	\$226,375	\$226,375
2024	\$202,000	\$70,000	\$272,000	\$272,000
2023	\$249,000	\$50,000	\$299,000	\$299,000
2022	\$207,627	\$50,000	\$257,627	\$237,845
2021	\$166,223	\$50,000	\$216,223	\$216,223
2020	\$153,473	\$50,000	\$203,473	\$203,473

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.