



**Address:** [8716 SARANAC TR](#)  
**City:** FORT WORTH  
**Georeference:** 34557-24-17  
**Subdivision:** RIVER TRAILS ADDITION  
**Neighborhood Code:** 3T010A

**Latitude:** 32.7948574382  
**Longitude:** -97.1903209121  
**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 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:** 1999  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$350,615  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 07243901  
**Site Name:** RIVER TRAILS ADDITION-24-17  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,724  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,033  
**Land Acres<sup>\*</sup>:** 0.1614  
**Pool:** N

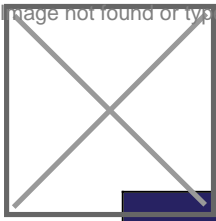
<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**  
STEPHENS CRAIG  
**Primary Owner Address:**  
8716 SARANAC TR  
FORT WORTH, TX 76118-7850

**Deed Date:** 5/23/2001  
**Deed Volume:** 0014925  
**Deed Page:** 0000358  
**Instrument:** 00149250000358



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HEADINGTON MICHAEL JR	12/17/1999	00141660000291	0014166	0000291
CRESCENT BUILDERS INC	7/27/1999	00139350000093	0013935	0000093
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	\$280,615	\$70,000	\$350,615	\$350,615
2024	\$280,615	\$70,000	\$350,615	\$328,463
2023	\$313,161	\$50,000	\$363,161	\$298,603
2022	\$234,729	\$50,000	\$284,729	\$271,457
2021	\$196,779	\$50,000	\$246,779	\$246,779
2020	\$181,572	\$50,000	\$231,572	\$231,572

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.