



Address: [8744 HUNTERS TR](#)
City: FORT WORTH
Georeference: 14678E-6-31
Subdivision: FOX RUN ADDITION-FORT WORTH
Neighborhood Code: 4S002A

Latitude: 32.6139507833
Longitude: -97.3814890064
TAD Map: 2036-344
MAPSCO: TAR-103U



Google Map or type unknown

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

PROPERTY DATA

Legal Description: FOX RUN ADDITION-FORT WORTH Block 6 Lot 31

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CROWLEY ISD (912)

State Code: A

Year Built: 1999

Personal Property Account: N/A

Agent: GOODRICH REALTY CONSULTING (00974)

Protest Deadline Date: 5/24/2024

Site Number: 07339577

Site Name: FOX RUN ADDITION-FORT WORTH-6-31

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,279

Percent Complete: 100%

Land Sqft^{*}: 5,227

Land Acres^{*}: 0.1199

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:

PETIKUN NARIN

Primary Owner Address:

3652 EDEN DR
DALLAS, TX 75287

Deed Date: 11/30/2018

Deed Volume:

Deed Page:

Instrument: [D218263811](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MAYNARD TIMOTHY	2/15/2017	D217036479		
ANDERSON ALBERT	9/11/2003	D203344709	0017198	0000139
BASS BEVERLY;BASS JAMES JR	3/23/2000	00142830000333	0014283	0000333
CENTEX HOMES	1/1/1999	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	\$236,535	\$50,000	\$286,535	\$286,535
2024	\$236,535	\$50,000	\$286,535	\$286,535
2023	\$245,000	\$50,000	\$295,000	\$295,000
2022	\$175,000	\$35,000	\$210,000	\$210,000
2021	\$175,000	\$35,000	\$210,000	\$210,000
2020	\$145,000	\$35,000	\$180,000	\$180,000

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

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.