



Address: [8652 BRYSON LN](#)
City: FORT WORTH
Georeference: 26086-1-2
Subdivision: MILLER-NIXON ADDITION
Neighborhood Code: 2N020M

Latitude: 32.878713771
Longitude: -97.3916475324
TAD Map: 2030-440
MAPSCO: TAR-033P



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MILLER-NIXON ADDITION Block
1 Lot 2
Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EAGLE MTN-SAGINAW ISD (918)
State Code: A
Year Built: 1999
Personal Property Account: N/A
Agent: NORTH TEXAS PROPERTY TAX SERV (00855)
Protest Deadline Date: 5/24/2024

Site Number: 07514808
Site Name: MILLER-NIXON ADDITION-1-2
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,539
Percent Complete: 100%
Land Sqft^{*}: 153,689
Land Acres^{*}: 3.5280
Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
RETAIL CORNERS LLC
EQUITY TRUST COMPANY CUSTODIAN FBO DAVID HARDESTY SEP IRA ACCOUNT #XXXXX8055
Primary Owner Address:
14228 MIDWAY RD SUITE 204
DALLAS, TX 75244
Deed Date: 5/17/2019
Deed Volume:
Deed Page:
Instrument: [D219107242](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NIXON E;NIXON JOHNNY JR	1/1/1999	000000000000000	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	\$199,480	\$141,120	\$340,600	\$340,600
2024	\$247,780	\$141,120	\$388,900	\$388,900
2023	\$281,891	\$141,120	\$423,011	\$423,011
2022	\$224,380	\$141,120	\$365,500	\$365,500
2021	\$214,540	\$150,960	\$365,500	\$365,500
2020	\$227,380	\$141,120	\$368,500	\$368,500

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.