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**Address:** [8433 VICKSBURG LN](#)  
**City:** FORT WORTH  
**Georeference:** 25413-11-9  
**Subdivision:** MEADOW CREEK SOUTH ADDITION  
**Neighborhood Code:** 4S350D

**Latitude:** 32.6191411042  
**Longitude:** -97.3617691377  
**TAD Map:** 2042-344  
**MAPSCO:** TAR-104N



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

## PROPERTY DATA

**Legal Description:** MEADOW CREEK SOUTH  
ADDITION Block 11 Lot 9

**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:** 2002

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 07535473

**Site Name:** MEADOW CREEK SOUTH ADDITION-11-9

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,756

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,534

**Land Acres<sup>\*</sup>:** 0.1500

**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:**

THOMAS BINU

**Primary Owner Address:**

5424 BIG RIVER DR  
LEWISVILLE, TX 75056

**Deed Date:** 12/21/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220342104](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OPENDOOR PROPERTY TRUST I	9/14/2020	<a href="#">D220232401</a>		
KNIGHT KELLI	9/13/2002	00160080000043	0016008	0000043
PULTE HOME CORP OF TEXAS	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 <sup>+</sup>
2025	\$199,000	\$40,000	\$239,000	\$239,000
2024	\$217,000	\$40,000	\$257,000	\$257,000
2023	\$228,488	\$40,000	\$268,488	\$268,488
2022	\$193,000	\$40,000	\$233,000	\$233,000
2021	\$161,022	\$40,000	\$201,022	\$201,022
2020	\$141,374	\$40,000	\$181,374	\$158,474

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.