



Address: [8512 EMERALD TRACE WAY](#)
City: FORT WORTH
Georeference: 42406-3-15
Subdivision: TRACE RIDGE ADDITION
Neighborhood Code: 3K800C

Latitude: 32.8939204088
Longitude: -97.284748916
TAD Map: 2066-444
MAPSCO: TAR-036F



Google Map or type unknown

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

PROPERTY DATA

Legal Description: TRACE RIDGE ADDITION Block
3 Lot 15

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)

State Code: A

Year Built: 2001

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$424,000

Protest Deadline Date: 5/24/2024

Site Number: 07563701

Site Name: TRACE RIDGE ADDITION-3-15

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,156

Percent Complete: 100%

Land Sqft^{*}: 8,800

Land Acres^{*}: 0.2020

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:

KENED A SUSANNAH
ROBISON DANIEL

Primary Owner Address:

8512 EMERALD TRACE WAY
FORT WORTH, TX 76244-7966

Deed Date: 4/18/2025

Deed Volume:

Deed Page:

Instrument: [D225071151](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KENEDA SUSANNAH	9/2/2010	000000000000000	0000000	0000000
KENEDA RONALD EST;KENEDA SUSANNAH	6/29/2001	00149930000214	0014993	0000214
D R HORTON TEXAS LTD	1/1/2000	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	\$317,000	\$70,000	\$387,000	\$387,000
2024	\$354,000	\$70,000	\$424,000	\$416,648
2023	\$398,097	\$70,000	\$468,097	\$378,771
2022	\$343,551	\$50,000	\$393,551	\$344,337
2021	\$263,034	\$50,000	\$313,034	\$313,034
2020	\$240,000	\$50,000	\$290,000	\$290,000

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

- 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.