



**Address:** [8936 SARANAC TR](#)  
**City:** FORT WORTH  
**Georeference:** 34557-31-10  
**Subdivision:** RIVER TRAILS ADDITION  
**Neighborhood Code:** 3T010A

**Latitude:** 32.7943021694  
**Longitude:** -97.1851820362  
**TAD Map:** 2096-408  
**MAPSCO:** TAR-067E



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  
31 Lot 10

**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:** 2001  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$360,000  
**Protest Deadline Date:** 5/24/2024

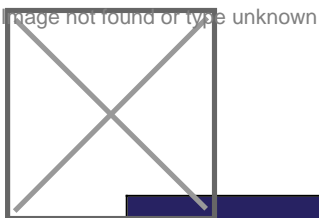
**Site Number:** 07647530  
**Site Name:** RIVER TRAILS ADDITION-31-10  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,805  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,550  
**Land Acres<sup>\*</sup>:** 0.1274  
**Pool:** N

+++ Rounded.  
\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

**OWNER INFORMATION**

**Current Owner:**  
DIX MARCUS R  
DIX RACHEL M S  
**Primary Owner Address:**  
8936 SARANAC TRL  
FORT WORTH, TX 76118

**Deed Date:** 6/1/2020  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D220127065](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CADENA GLORIA;CADENA MARIO	11/3/2006	<a href="#">D206349717</a>	0000000	0000000
SECRETARY OF HUD	6/14/2006	<a href="#">D206232417</a>	0000000	0000000
CITIMORTGAGE INC	6/6/2006	<a href="#">D206176129</a>	0000000	0000000
CHANDLER SHEILA L	5/18/2001	00149040000029	0014904	0000029
WOOD BEND CORP	1/31/2001	00147790000161	0014779	0000161
RIVER TRS LAND & CATTLE INC	1/1/2000	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	\$269,000	\$70,000	\$339,000	\$339,000
2024	\$290,000	\$70,000	\$360,000	\$349,637
2023	\$320,979	\$50,000	\$370,979	\$317,852
2022	\$252,692	\$50,000	\$302,692	\$288,956
2021	\$212,687	\$50,000	\$262,687	\$262,687
2020	\$197,130	\$50,000	\$247,130	\$247,130

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.