



Address: [8508 TERRA COTA LN](#)
City: FORT WORTH
Georeference: 40672B-10-15
Subdivision: SUMMER CREEK RANCH ADDITION
Neighborhood Code: 4S0040

Latitude: 32.6181989823
Longitude: -97.3911674808
TAD Map: 2030-344
MAPSCO: TAR-103P



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SUMMER CREEK RANCH
ADDITION Block 10 Lot 15

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: 07724942
Site Name: SUMMER CREEK RANCH ADDITION-10-15
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,670
Percent Complete: 100%
Land Sqft^{*}: 5,750
Land Acres^{*}: 0.1320
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:
SAVIC CEDO
Primary Owner Address:
745 FLAMINGO CIR
BURLESON, TX 76028

Deed Date: 8/15/2002
Deed Volume: 0015936
Deed Page: 0000317
Instrument: 00159360000317

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LEGACY/MONTERREY HOMES LP	4/16/2002	00156190000282	0015619	0000282
LUMBERMAN'S INVESTMENT CORP	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 ⁺
2025	\$236,678	\$60,000	\$296,678	\$296,678
2024	\$236,678	\$60,000	\$296,678	\$296,678
2023	\$221,906	\$60,000	\$281,906	\$281,906
2022	\$196,323	\$45,000	\$241,323	\$241,323
2021	\$161,559	\$45,000	\$206,559	\$206,559
2020	\$140,804	\$45,000	\$185,804	\$185,804

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.