



Address: [8509 TERRA COTA LN](#)
City: FORT WORTH
Georeference: 40672B-11-10
Subdivision: SUMMER CREEK RANCH ADDITION
Neighborhood Code: 4S0040

Latitude: 32.6183071935
Longitude: -97.3906399851
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 11 Lot 10

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)

Site Number: 07725124

Site Name: SUMMER CREEK RANCH ADDITION-11-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,616

Percent Complete: 100%

Land Sqft^{*}: 5,750

Land Acres^{*}: 0.1320

Pool: N

State Code: A

Year Built: 2001

Personal Property Account: N/A

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$380,235

Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

MUHAMMAD ROY
STAFFORD-MUHAMMAD SHEREYLN KAYE

Primary Owner Address:

8509 TERRA COTA LN
FORT WORTH, TX 76123

Deed Date: 5/2/2016

Deed Volume:

Deed Page:

Instrument: [D216092673](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|----------------------------------|------------|----------------------------|-------------|-----------|
| ROUYRE JEAN-MARC | 5/15/2008 | D208187735 | 0000000 | 0000000 |
| SULLINS GREGORY T;SULLINS JACQUE | 12/17/2001 | 00153600000027 | 0015360 | 0000027 |
| PERRY HOMES | 3/29/2001 | 00148060000113 | 0014806 | 0000113 |
| LUBERMEN'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 | \$320,235 | \$60,000 | \$380,235 | \$354,312 |
| 2024 | \$320,235 | \$60,000 | \$380,235 | \$322,102 |
| 2023 | \$300,021 | \$60,000 | \$360,021 | \$292,820 |
| 2022 | \$265,019 | \$45,000 | \$310,019 | \$266,200 |
| 2021 | \$217,461 | \$45,000 | \$262,461 | \$242,000 |
| 2020 | \$189,061 | \$45,000 | \$234,061 | \$220,000 |

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.