



**Address:** [8501 TERRA COTA LN](#)  
**City:** FORT WORTH  
**Georeference:** 40672B-11-12  
**Subdivision:** SUMMER CREEK RANCH ADDITION  
**Neighborhood Code:** 4S0040

**Latitude:** 32.6185899636  
**Longitude:** -97.3906381933  
**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 12

**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:** 07725140

**Site Name:** SUMMER CREEK RANCH ADDITION-11-12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,872

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,745

**Land Acres<sup>\*</sup>:** 0.1318

**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:**

SHAHI PUSHKAR

SHAHI ANGIE SHAHI

**Primary Owner Address:**

6513 TRINITY HEIGHTS BLVD  
FORT WORTH, TX 76132

**Deed Date:** 6/27/2013

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D213172797](#)

| Previous Owners             | Date      | Instrument     | Deed Volume | Deed Page |
|-----------------------------|-----------|----------------|-------------|-----------|
| WAGNER TERESA L             | 3/24/2003 | 00165330000144 | 0016533     | 0000144   |
| PERRY HOMES                 | 7/30/2002 | 00158590000314 | 0015859     | 0000314   |
| 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$190,000          | \$60,000    | \$250,000    | \$250,000                    |
| 2024 | \$230,000          | \$60,000    | \$290,000    | \$290,000                    |
| 2023 | \$215,900          | \$60,000    | \$275,900    | \$275,900                    |
| 2022 | \$207,000          | \$45,000    | \$252,000    | \$252,000                    |
| 2021 | \$140,999          | \$45,001    | \$186,000    | \$186,000                    |
| 2020 | \$140,999          | \$45,001    | \$186,000    | \$186,000                    |

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

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.