



Address: [8449 MIAMI SPRINGS DR](#)
City: FORT WORTH
Georeference: 15051J-13-2
Subdivision: GARDEN SPRINGS ADDITION
Neighborhood Code: 4S002G

Latitude: 32.6207811688
Longitude: -97.3765965479
TAD Map: 2036-344
MAPSCO: TAR-103R



Google Map or type unknown

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

PROPERTY DATA

Legal Description: GARDEN SPRINGS ADDITION
Block 13 Lot 2

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: 2001
Personal Property Account: N/A
Agent: OWNWELL INC (12140)
Protest Deadline Date: 5/24/2024

Site Number: 07800401
Site Name: GARDEN SPRINGS ADDITION-13-2
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,834
Percent Complete: 100%
Land Sqft^{*}: 6,099
Land Acres^{*}: 0.1400
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:
ADHIKARI KAMAL
Primary Owner Address:
8449 MIAMI SPRINGS DR
FORT WORTH, TX 76123-1482

Deed Date: 6/10/2005
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D205165641](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|---------------------------------|-----------|----------------------------|-------------|-----------|
| COLONIAL SAVINGS FA | 2/1/2005 | D205035854 | 0000000 | 0000000 |
| SECRETARY OF HUD | 2/1/2005 | 000000000000000 | 0000000 | 0000000 |
| HARDIN ANN;HARDIN CHRISTOPHER D | 12/5/2001 | 001532200000082 | 0015322 | 0000082 |
| CHOICE HOMES INC | 8/28/2001 | 001510600000027 | 0015106 | 0000027 |
| GARDEN SPRINGS LP | 1/1/2001 | 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 | \$231,341 | \$50,000 | \$281,341 | \$281,341 |
| 2024 | \$290,000 | \$50,000 | \$340,000 | \$340,000 |
| 2023 | \$311,802 | \$50,000 | \$361,802 | \$312,087 |
| 2022 | \$263,794 | \$40,000 | \$303,794 | \$283,715 |
| 2021 | \$232,331 | \$40,000 | \$272,331 | \$257,923 |
| 2020 | \$194,475 | \$40,000 | \$234,475 | \$234,475 |

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.