



Address: [8445 MIAMI SPRINGS DR](#)
City: FORT WORTH
Georeference: 15051J-13-3
Subdivision: GARDEN SPRINGS ADDITION
Neighborhood Code: 4S002G

Latitude: 32.6209197688
Longitude: -97.3764826215
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 3

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: None

Notice Sent Date: 4/15/2025

Notice Value: \$265,115

Protest Deadline Date: 5/24/2024

Site Number: 07800428

Site Name: GARDEN SPRINGS ADDITION-13-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,671

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:

SCHUMACHER CHRISTOPHER

Primary Owner Address:

8445 MIAMI SPRINGS DR
FORT WORTH, TX 76123

Deed Date: 9/26/2024

Deed Volume:

Deed Page:

Instrument: [D224174657](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TJ INVESTMENTS 01 LLC	4/25/2024	D224074884		
NGUYEN THAO	1/21/2005	D205026582	0000000	0000000
WILSON CATHERINE M	1/25/2002	00154360000255	0015436	0000255
CHOICE HOMES INC	10/16/2001	00152010000422	0015201	0000422
GARDEN SPRINGS LP	1/1/2001	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	\$215,115	\$50,000	\$265,115	\$265,115
2024	\$215,115	\$50,000	\$265,115	\$256,974
2023	\$215,277	\$50,000	\$265,277	\$233,613
2022	\$182,690	\$40,000	\$222,690	\$212,375
2021	\$161,340	\$40,000	\$201,340	\$193,068
2020	\$135,516	\$40,000	\$175,516	\$175,516

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.