



Address: [8441 MIAMI SPRINGS DR](#)
City: FORT WORTH
Georeference: 15051J-13-4
Subdivision: GARDEN SPRINGS ADDITION
Neighborhood Code: 4S002G

Latitude: 32.6210589938
Longitude: -97.376371259
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 4

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: OWNWELL INC (12140)

Notice Sent Date: 5/1/2025

Notice Value: \$309,862

Protest Deadline Date: 5/24/2024

Site Number: 07800436

Site Name: GARDEN SPRINGS ADDITION-13-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,108

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:

TROTTER MICHAEL

Primary Owner Address:

8441 MIAMI SPRINGS DR
FORT WORTH, TX 76123

Deed Date: 1/10/2018

Deed Volume:

Deed Page:

Instrument: [D218009420](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BARRERA CAROLYN;BARRERA JAIME R	8/19/2002	00159400000353	0015940	0000353
CHOICE HOMES INC	5/21/2002	00156890000218	0015689	0000218
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	\$203,292	\$50,000	\$253,292	\$253,292
2024	\$259,862	\$50,000	\$309,862	\$297,237
2023	\$260,037	\$50,000	\$310,037	\$270,215
2022	\$220,205	\$40,000	\$260,205	\$245,650
2021	\$194,101	\$40,000	\$234,101	\$223,318
2020	\$163,016	\$40,000	\$203,016	\$203,016

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.