



Address: [8452 MIAMI SPRINGS DR](#)
City: FORT WORTH
Georeference: 15051J-10-30
Subdivision: GARDEN SPRINGS ADDITION
Neighborhood Code: 4S002G

Latitude: 32.6208908841
Longitude: -97.3771468421
TAD Map: 2036-344
MAPSCO: TAR-103Q



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 10 Lot 30

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: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$286,563

Protest Deadline Date: 5/24/2024

Site Number: 07800916

Site Name: GARDEN SPRINGS ADDITION-10-30

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size ⁺⁺⁺: 1,775

Percent Complete: 100%

Land Sqft ^{*}: 7,406

Land Acres ^{*}: 0.1700

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:

VALLE JENNIFER

Primary Owner Address:

8452 MIAMI SPRINGS DR
FORT WORTH, TX 76123-1469

Deed Date: 7/10/2003

Deed Volume: 0016912

Deed Page: 0000015

Instrument: 00169120000015

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VALLE CLARA G VA;VALLE JENNIFER G	7/18/2002	00158340000069	0015834	0000069
CHOICE HOMES INC	4/22/2002	00156250000338	0015625	0000338
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	\$236,563	\$50,000	\$286,563	\$286,563
2024	\$236,563	\$50,000	\$286,563	\$276,397
2023	\$236,728	\$50,000	\$286,728	\$251,270
2022	\$200,636	\$40,000	\$240,636	\$228,427
2021	\$176,985	\$40,000	\$216,985	\$207,661
2020	\$148,783	\$40,000	\$188,783	\$188,783

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.