



**Address:** [8448 MIAMI SPRINGS DR](#)  
**City:** FORT WORTH  
**Georeference:** 15051J-10-31  
**Subdivision:** GARDEN SPRINGS ADDITION  
**Neighborhood Code:** 4S002G

**Latitude:** 32.6210327421  
**Longitude:** -97.3770303884  
**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 31

**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  
**Notice Sent Date:** 5/1/2025  
**Notice Value:** \$296,679  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 07800924  
**Site Name:** GARDEN SPRINGS ADDITION-10-31  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size** <sup>+++</sup>: 1,868  
**Percent Complete:** 100%  
**Land Sqft** <sup>\*</sup>: 6,534  
**Land Acres** <sup>\*</sup>: 0.1500  
**Pool:** N

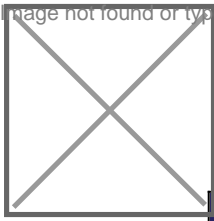
+++ Rounded.

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

**OWNER INFORMATION**

**Current Owner:**  
KRNDIJA ANDELKO  
KRNDIJA KATARINA  
**Primary Owner Address:**  
8448 MIAMI SPRINGS DR  
FORT WORTH, TX 76123-1469

**Deed Date:** 4/26/2002  
**Deed Volume:** 0015639  
**Deed Page:** 0000070  
**Instrument:** 001563900000070



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHOICE HOMES INC	2/5/2002	00154540000079	0015454	0000079
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 <sup>+</sup>
2025	\$246,679	\$50,000	\$296,679	\$296,679
2024	\$246,679	\$50,000	\$296,679	\$278,179
2023	\$244,502	\$50,000	\$294,502	\$252,890
2022	\$195,082	\$40,000	\$235,082	\$229,900
2021	\$175,352	\$40,000	\$215,352	\$209,000
2020	\$150,000	\$40,000	\$190,000	\$190,000

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

- 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.