



**Address:** [8604 SHADOW TRACE DR](#)  
**City:** FORT WORTH  
**Georeference:** 42406-5-12  
**Subdivision:** TRACE RIDGE ADDITION  
**Neighborhood Code:** 3K800C

**Latitude:** 32.8958784119  
**Longitude:** -97.2817506204  
**TAD Map:** 2066-444  
**MAPSCO:** TAR-036F



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** TRACE RIDGE ADDITION Block  
5 Lot 12

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KELLER ISD (907)

**State Code:** A

**Year Built:** 2002

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 07818599

**Site Name:** TRACE RIDGE ADDITION-5-12

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,391

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,405

**Land Acres<sup>\*</sup>:** 0.1699

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

FRIEDMAN SAMANTHA LYNNE  
FALLON ZACHARY BUCHANAN

**Primary Owner Address:**

8604 SHADOW TRACE DR  
FORT WORTH, TX 76244

**Deed Date:** 12/30/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222297587](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WILSON DEBRA ANN	9/17/2018	<a href="#">D219065847</a>		
MEEKER NELSON J	7/17/2002	00158380000431	0015838	0000431
DR HORTON TEXAS LTD	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 <sup>+</sup>
2025	\$309,953	\$70,000	\$379,953	\$379,953
2024	\$309,953	\$70,000	\$379,953	\$379,953
2023	\$312,500	\$70,000	\$382,500	\$382,500
2022	\$193,748	\$50,000	\$243,748	\$243,748
2021	\$193,748	\$50,000	\$243,748	\$243,748
2020	\$193,748	\$50,000	\$243,748	\$243,748

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.