



Address: [8612 SHADOW TRACE DR](#)
City: FORT WORTH
Georeference: 42406-5-14
Subdivision: TRACE RIDGE ADDITION
Neighborhood Code: 3K800C

Latitude: 32.8960988835
Longitude: -97.2813457791
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 14

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: THE RAY TAX GROUP LLC (01008)

Protest Deadline Date: 5/24/2024

Site Number: 07818610

Site Name: TRACE RIDGE ADDITION-5-14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,196

Percent Complete: 100%

Land Sqft^{*}: 10,018

Land Acres^{*}: 0.2299

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

CHANDLER ERIKA
CHANDLER RALPH

Primary Owner Address:

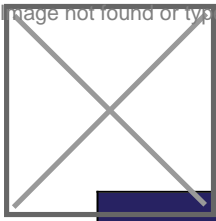
8612 SHADOW TRACE DR
FORT WORTH, TX 76244

Deed Date: 11/19/2020

Deed Volume:

Deed Page:

Instrument: [D220311340](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHANDLER ERIKA L	5/26/2015	D215110801		
KLEKAR STEVEN G;KLEKAR SUSAN M	8/9/2002	00159100000213	0015910	0000213
DR HORTON TEXAS LTD	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	\$258,872	\$70,000	\$328,872	\$328,872
2024	\$319,336	\$70,000	\$389,336	\$389,336
2023	\$371,024	\$70,000	\$441,024	\$441,024
2022	\$330,000	\$50,000	\$380,000	\$380,000
2021	\$230,000	\$50,000	\$280,000	\$280,000
2020	\$236,000	\$50,000	\$286,000	\$286,000

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

There are no exemptions for this property

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.