



**Address:** [8636 SHADOW TRACE DR](#)  
**City:** FORT WORTH  
**Georeference:** 42406-5-20  
**Subdivision:** TRACE RIDGE ADDITION  
**Neighborhood Code:** 3K800C

**Latitude:** 32.8971954199  
**Longitude:** -97.281381336  
**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 20

**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:** 2001  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 07818688  
**Site Name:** TRACE RIDGE ADDITION-5-20  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,266  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,405  
**Land Acres<sup>\*</sup>:** 0.1699  
**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:**  
CHEN STEVEN Y  
**Primary Owner Address:**  
8636 SHADOW TRACE DR  
KELLER, TX 76244-7967

**Deed Date:** 12/26/2001  
**Deed Volume:** 0015377  
**Deed Page:** 0000349  
**Instrument:** 00153770000349

| Previous Owners     | Date     | Instrument     | Deed Volume | Deed Page |
|---------------------|----------|----------------|-------------|-----------|
| 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$265,000          | \$70,000    | \$335,000    | \$335,000                    |
| 2024 | \$265,000          | \$70,000    | \$335,000    | \$335,000                    |
| 2023 | \$309,413          | \$70,000    | \$379,413    | \$310,776                    |
| 2022 | \$272,200          | \$50,000    | \$322,200    | \$282,524                    |
| 2021 | \$206,840          | \$50,000    | \$256,840    | \$256,840                    |
| 2020 | \$190,000          | \$50,000    | \$240,000    | \$240,000                    |

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.