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Address: [8616 TRACE RIDGE PKWY](#)
City: FORT WORTH
Georeference: 42406-9-1
Subdivision: TRACE RIDGE ADDITION
Neighborhood Code: 3K800C

Latitude: 32.8961400821
Longitude: -97.2822141265
TAD Map: 2066-444
MAPSCO: TAR-036F



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

PROPERTY DATA

Legal Description: TRACE RIDGE ADDITION Block 9 Lot 1

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: 07818823

Site Name: TRACE RIDGE ADDITION-9-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,017

Percent Complete: 100%

Land Sqft^{*}: 8,276

Land Acres^{*}: 0.1899

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:

EMAVID LLC

Primary Owner Address:

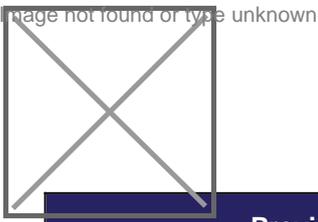
10433 LAKE BROOK DR
HURST, TX 76053

Deed Date: 1/25/2023

Deed Volume:

Deed Page:

Instrument: [D223014118](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
DOUGLAS KATHLEEN E	8/27/2009	00000000000000	0000000	0000000
DOUGLAS KATHLEEN;DOUGLAS ROSLYN EST	7/10/2002	00158220000409	0015822	0000409
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	\$189,982	\$70,000	\$259,982	\$259,982
2024	\$235,000	\$70,000	\$305,000	\$305,000
2023	\$235,000	\$70,000	\$305,000	\$301,226
2022	\$261,638	\$50,000	\$311,638	\$273,842
2021	\$198,947	\$50,000	\$248,947	\$248,947
2020	\$194,538	\$50,000	\$244,538	\$244,538

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.