



**Address:** [8224 THREE BARS DR](#)  
**City:** FORT WORTH  
**Georeference:** 33261-1-22  
**Subdivision:** QUARTER HORSE ESTATES ADDITION  
**Neighborhood Code:** 2N030M

**Latitude:** 32.8712078454  
**Longitude:** -97.3912556294  
**TAD Map:** 2030-436  
**MAPSCO:** TAR-033T



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** QUARTER HORSE ESTATES  
ADDITION Block 1 Lot 22

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
EAGLE MTN-SAGINAW ISD (918)

**State Code:** A

**Year Built:** 2004

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$330,431

**Protest Deadline Date:** 5/15/2025

**Site Number:** 07965524

**Site Name:** QUARTER HORSE ESTATES ADDITION-1-22

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,031

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,098

**Land Acres<sup>\*</sup>:** 0.1399

**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:**

ESPINOZA RICHARD  
ESPINOZA ALICE

**Primary Owner Address:**

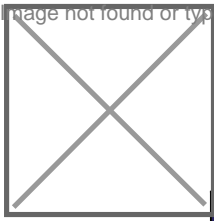
8224 THREE BARS DR  
FORT WORTH, TX 76179-4334

**Deed Date:** 6/29/2004

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D204206076](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHOICE HOMES INC	4/13/2004	<a href="#">D204110395</a>	0000000	0000000
DEVLO INC	8/21/2002	<a href="#">D202237040</a>	0015919	0000040
LAN-CAL LTD	1/1/2002	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	\$265,431	\$65,000	\$330,431	\$324,375
2024	\$265,431	\$65,000	\$330,431	\$294,886
2023	\$267,766	\$35,000	\$302,766	\$268,078
2022	\$241,112	\$35,000	\$276,112	\$243,707
2021	\$207,719	\$35,000	\$242,719	\$221,552
2020	\$166,411	\$35,000	\$201,411	\$201,411

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.