



**Address:** [8225 CEDARCREST LN](#)  
**City:** FORT WORTH  
**Georeference:** 40456C-S-19  
**Subdivision:** STONE MEADOW ADDITION-FT WORTH  
**Neighborhood Code:** 4S004J

**Latitude:** 32.6221551795  
**Longitude:** -97.3934049613  
**TAD Map:** 2030-344  
**MAPSCO:** TAR-103P



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** STONE MEADOW ADDITION-FT WORTH Block S Lot 19

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CROWLEY ISD (912)

**Site Number:** 40011291

**Site Name:** STONE MEADOW ADDITION-FT WORTH-S-19

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,295

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,622

**Land Acres<sup>\*</sup>:** 0.1290

**Pool:** N

**State Code:** A

**Year Built:** 2003

**Personal Property Account:** N/A

**Agent:** None

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

<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:**

TOBI EMMANUEL

**Primary Owner Address:**

8225 CEDARCREST LN  
FORT WORTH, TX 76123

**Deed Date:** 4/29/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215089735](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VAZQUEZ VICTOR E	10/7/2008	<a href="#">D208411227</a>	0000000	0000000
HSBC BANK USA NA	7/1/2008	<a href="#">D208267057</a>	0000000	0000000
ROSARIO ALMA L;ROSARIO LONGINOS	7/29/2006	<a href="#">D206237095</a>	0000000	0000000
FANNIE MAE	5/2/2006	<a href="#">D206134716</a>	0000000	0000000
DAVIS LAWRENCE E	6/6/2003	00168110000060	0016811	0000060
LEGACY/MONTEREY HOMES LP	7/3/2002	00158000000100	0015800	0000100
HULEN PARK VENTURE LLC	1/1/2002	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	\$258,446	\$60,000	\$318,446	\$318,446
2024	\$258,446	\$60,000	\$318,446	\$318,446
2023	\$268,610	\$60,000	\$328,610	\$292,612
2022	\$241,864	\$45,000	\$286,864	\$266,011
2021	\$196,828	\$45,000	\$241,828	\$241,828
2020	\$179,650	\$45,000	\$224,650	\$224,650

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.