



Address: [8748 SUMTER WAY](#)
City: FORT WORTH
Georeference: 817H-16-1
Subdivision: ARCADIA PARK ADDITION
Neighborhood Code: 3K400N

Latitude: 32.900849509
Longitude: -97.3040527245
TAD Map: 2060-448
MAPSCO: TAR-035D



Google Map or type unknown

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

PROPERTY DATA

Legal Description: ARCADIA PARK ADDITION
Block 16 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: 2003
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$255,238
Protest Deadline Date: 5/24/2024

Site Number: 40164721
Site Name: ARCADIA PARK ADDITION-16-1
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,278
Percent Complete: 100%
Land Sqft^{*}: 7,405
Land Acres^{*}: 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:
JOHNSON JOHN
Primary Owner Address:
8748 SUMTER WAY
FORT WORTH, TX 76244-4900

Deed Date: 8/28/2003
Deed Volume: 0017163
Deed Page: 0000136
Instrument: [D203332366](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHOICE HOMES INC	6/6/2003	00168100000161	0016810	0000161
KB ARCADIA DEVELOPMENT 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 ⁺
2025	\$200,238	\$55,000	\$255,238	\$253,294
2024	\$200,238	\$55,000	\$255,238	\$230,267
2023	\$165,000	\$55,000	\$220,000	\$209,334
2022	\$171,674	\$45,000	\$216,674	\$190,304
2021	\$128,004	\$45,000	\$173,004	\$173,004
2020	\$128,609	\$45,000	\$173,609	\$173,609

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.