



Address: [8745 GAINES DR](#)
City: FORT WORTH
Georeference: 817H-16-25
Subdivision: ARCADIA PARK ADDITION
Neighborhood Code: 3K400N

Latitude: 32.9006504638
Longitude: -97.3036664038
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 25
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: CHANDLER CROUCH (11730)
Notice Sent Date: 4/15/2025
Notice Value: \$298,030
Protest Deadline Date: 5/24/2024

Site Number: 40164993
Site Name: ARCADIA PARK ADDITION-16-25
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,901
Percent Complete: 100%
Land Sqft^{*}: 6,926
Land Acres^{*}: 0.1589
Pool: N

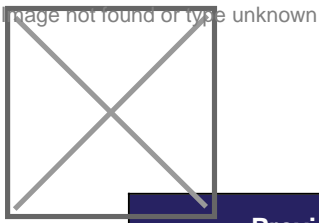
+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
MONFORT JAY ROBERT
Primary Owner Address:
8745 GAINES DR
KELLER, TX 76244

Deed Date: 2/20/2015
Deed Volume:
Deed Page:
Instrument: [D215039049](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SWARTZ JOHN	8/1/2008	D208316900	0000000	0000000
CLIFTON CODY	4/30/2003	00166830000024	0016683	0000024
CHOICE HOMES INC	2/28/2003	00164600000210	0016460	0000210
KB ARCADIA DEVELOPMENT LTD	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 ⁺
2025	\$243,030	\$55,000	\$298,030	\$298,030
2024	\$243,030	\$55,000	\$298,030	\$282,061
2023	\$283,341	\$55,000	\$338,341	\$256,419
2022	\$239,517	\$45,000	\$284,517	\$233,108
2021	\$166,916	\$45,000	\$211,916	\$211,916
2020	\$166,916	\$45,000	\$211,916	\$203,643

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.