



**Address:** [8540 CACTUS PATCH WAY](#)  
**City:** FORT WORTH  
**Georeference:** 23623G-3-30  
**Subdivision:** LASATER ADDITION  
**Neighborhood Code:** 2N100J

**Latitude:** 32.8926449105  
**Longitude:** -97.3333767539  
**TAD Map:** 2048-444  
**MAPSCO:** TAR-035E



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** LASATER ADDITION Block 3 Lot 30

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
EAGLE MTN-SAGINAW ISD (918)

**State Code:** A

**Year Built:** 2005

**Personal Property Account:** N/A

**Agent:** TEXAS TAX PROTEST (05909)

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

**Site Number:** 40255271

**Site Name:** LASATER ADDITION-3-30

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,937

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,500

**Land Acres<sup>\*</sup>:** 0.1262

**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:**

S & V INTERNATIONAL TRADING INC

**Primary Owner Address:**

8540 CACTUS PATCH WAY  
FORT WORTH, TX 76131

**Deed Date:** 8/23/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221244446](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
REISSLER LAURIE C	5/7/2008	<a href="#">D208196366</a>	0000000	0000000
LONG BEACH MTG LOAN TR 2003-7	4/1/2008	<a href="#">D208133185</a>	0000000	0000000
CORSI JEFFREY;CORSI MITCHELL	2/23/2006	<a href="#">D206060433</a>	0000000	0000000
GEHAN HOMES LTD	7/31/2003	<a href="#">D203301878</a>	0017073	0000098
PULTE HOMES OF TEXAS LP	1/1/2003	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	\$205,000	\$65,000	\$270,000	\$270,000
2024	\$205,000	\$65,000	\$270,000	\$270,000
2023	\$291,522	\$45,000	\$336,522	\$336,522
2022	\$219,023	\$45,000	\$264,023	\$264,023
2021	\$190,365	\$45,000	\$235,365	\$233,314
2020	\$169,949	\$45,000	\$214,949	\$212,104

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.