



Address: [8813 VIRIDIAN LN](#)
City: FORT WORTH
Georeference: 40672B-15-24
Subdivision: SUMMER CREEK RANCH ADDITION
Neighborhood Code: 4S0040

Latitude: 32.6125431496
Longitude: -97.3930925607
TAD Map: 2030-344
MAPSCO: TAR-103T



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SUMMER CREEK RANCH
ADDITION Block 15 Lot 24

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: 40400670

Site Name: SUMMER CREEK RANCH ADDITION-15-24

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,773

Percent Complete: 100%

Land Sqft^{*}: 7,841

Land Acres^{*}: 0.1800

Pool: N

State Code: A

Year Built: 2005

Personal Property Account: N/A

Agent: INTEGRATAX (00753)

Notice Sent Date: 4/15/2025

Notice Value: \$345,742

Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

TANG PHUC

NGO CINDYHANH

Primary Owner Address:

8813 VIRIDIAN LN
FORT WORTH, TX 76123-4033

Deed Date: 12/5/2008

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D209046347](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SECRETARY OF HUD	7/8/2008	D208313397	0000000	0000000
WELLS FARGO BANK N A	7/1/2008	D208267247	0000000	0000000
BIGGS DAVID;BIGGS JENNIFER	6/16/2006	D206190873	0000000	0000000
DR HORTON - TEXAS LTD	12/14/2004	D204392720	0000000	0000000
CL TEXAS LP	1/1/2003	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	\$254,311	\$60,000	\$314,311	\$314,311
2024	\$285,742	\$60,000	\$345,742	\$314,782
2023	\$307,299	\$60,000	\$367,299	\$286,165
2022	\$226,202	\$45,000	\$271,202	\$260,150
2021	\$226,202	\$45,000	\$271,202	\$236,500
2020	\$170,000	\$45,000	\$215,000	\$215,000

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.