



**Address:** [8041 BRANCH HOLLOW TR](#)  
**City:** FORT WORTH  
**Georeference:** 44715Q-J-111  
**Subdivision:** VILLAGES OF SUNSET POINTE  
**Neighborhood Code:** 4S004L

**Latitude:** 32.6253588926  
**Longitude:** -97.4077995108  
**TAD Map:** 2024-348  
**MAPSCO:** TAR-102R



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** VILLAGES OF SUNSET POINTE  
Block J Lot 111

**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)

**State Code:** A  
**Year Built:** 2007  
**Personal Property Account:** N/A  
**Agent:** CHANDLER CROUCH (11730)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 40533662  
**Site Name:** VILLAGES OF SUNSET POINTE-J-111  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,101  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,555  
**Land Acres<sup>\*</sup>:** 0.1504  
**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:**  
ULLOA DARWIN R  
**Primary Owner Address:**  
8041 BRANCH HOLLOW TRL  
FORT WORTH, TX 76123

**Deed Date:** 12/18/2014  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D214274269](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HUTCHINSON MARY GAIL	12/22/2012	<a href="#">D212318111</a>	0000000	0000000
HUTCHINSON D;HUTCHINSON MARY G	7/19/2008	000000000000000	0000000	0000000
BELKNAP D HUTCHINSON;BELKNAP MARY G	3/12/2008	<a href="#">D208094654</a>	0000000	0000000
WALL HOMES TEXAS LLC	6/6/2007	<a href="#">D207197677</a>	0000000	0000000
NEWMARK HOMES LP	1/1/2004	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 <sup>+</sup>
2025	\$199,068	\$60,000	\$259,068	\$259,068
2024	\$199,068	\$60,000	\$259,068	\$259,068
2023	\$265,014	\$60,000	\$325,014	\$273,067
2022	\$250,737	\$45,000	\$295,737	\$248,243
2021	\$180,675	\$45,000	\$225,675	\$225,675
2020	\$182,970	\$45,000	\$227,970	\$227,970

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.