



Address: [8013 BRANCH HOLLOW TR](#)
City: FORT WORTH
Georeference: 44715Q-J-118
Subdivision: VILLAGES OF SUNSET POINTE
Neighborhood Code: 4S004L

Latitude: 32.6263145324
Longitude: -97.4074623998
TAD Map: 2024-348
MAPSCO: TAR-102M



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 118

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: 2013
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$304,693
Protest Deadline Date: 5/24/2024

Site Number: 40533735
Site Name: VILLAGES OF SUNSET POINTE-J-118
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,255
Percent Complete: 100%
Land Sqft^{*}: 5,980
Land Acres^{*}: 0.1372
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:
RODRIGUEZ ERICA
Primary Owner Address:
8013 BRANCH HOLLOW TR
FORT WORTH, TX 76123

Deed Date: 6/16/2016
Deed Volume:
Deed Page:
Instrument: [D216132195](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DI PASQUS ANTHONY;DI PASQUS DAWN M	12/4/2013	D213313924	0000000	0000000
ANTARES HOMES LTD	8/1/2013	D213204798	0000000	0000000
SUNSET POINTE LP LLC	2/14/2012	D212035582	0000000	0000000
JEN-VSP LLC	7/18/2007	D207257172	0000000	0000000
WALL HOMES TEXAS LLC	6/6/2007	D207197677	0000000	0000000
NEWMARK HOMES LP	6/5/2007	D207193022	0000000	0000000
MORRISON HOMES OF TEXAS	1/1/2004	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	\$244,693	\$60,000	\$304,693	\$304,693
2024	\$244,693	\$60,000	\$304,693	\$286,165
2023	\$298,113	\$60,000	\$358,113	\$260,150
2022	\$264,445	\$45,000	\$309,445	\$236,500
2021	\$170,000	\$45,000	\$215,000	\$215,000
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.