



**Address:** [8037 BIG SPRUCE LN](#)  
**City:** FORT WORTH  
**Georeference:** 44715Q-K-44  
**Subdivision:** VILLAGES OF SUNSET POINTE  
**Neighborhood Code:** 4S004L

**Latitude:** 32.6258077107  
**Longitude:** -97.4115979265  
**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 K Lot 44

**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:** 2012  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 40534243  
**Site Name:** VILLAGES OF SUNSET POINTE-K-44  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,747  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,720  
**Land Acres<sup>\*</sup>:** 0.1313  
**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:**  
BIGLAND CAPITAL DFW LLC  
**Primary Owner Address:**  
470 PINEY WAY  
MORRO BAY, CA 93442

**Deed Date:** 12/22/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223229604](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LIU BO	3/23/2023	<a href="#">D223050861</a>		
ADAMS BOBBY L	3/29/2018	<a href="#">D218069191</a>		
JONES JAIME;JONES KEITHEN	9/10/2012	<a href="#">D212225532</a>	0000000	0000000
ANTARES ACQUISTION LLC	5/17/2012	<a href="#">D212120241</a>	0000000	0000000
SUNSET POINTE LP LLC	2/9/2012	<a href="#">D212035345</a>	0000000	0000000
RBC REAL ESTATE FINANCE INC	8/4/2009	<a href="#">D209206903</a>	0000000	0000000
WALL HOMES TEXAS LLC	6/6/2007	<a href="#">D207197677</a>	0000000	0000000
NEWMARK HOMES LP	9/24/2004	<a href="#">D204316174</a>	0000000	0000000
MORRISON HOMES OF TX INC	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 <sup>+</sup>
2025	\$170,000	\$60,000	\$230,000	\$230,000
2024	\$170,000	\$60,000	\$230,000	\$230,000
2023	\$170,000	\$60,000	\$230,000	\$230,000
2022	\$228,038	\$45,000	\$273,038	\$235,155
2021	\$168,777	\$45,000	\$213,777	\$213,777
2020	\$174,591	\$45,000	\$219,591	\$219,591

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.