



**Address:** [8057 BIG SPRUCE LN](#)  
**City:** FORT WORTH  
**Georeference:** 44715Q-K-49  
**Subdivision:** VILLAGES OF SUNSET POINTE  
**Neighborhood Code:** 4S004L

**Latitude:** 32.6250985303  
**Longitude:** -97.4115984472  
**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 K Lot 49

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

**Site Number:** 40534308  
**Site Name:** VILLAGES OF SUNSET POINTE-K-49  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,521  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,720  
**Land Acres<sup>\*</sup>:** 0.1313  
**Pool:** N

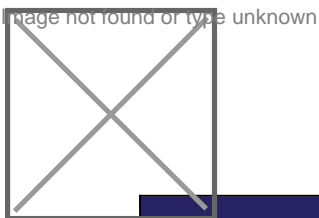
+++ Rounded.

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

**OWNER INFORMATION**

**Current Owner:**  
RODDY JANISE  
**Primary Owner Address:**  
8057 BIG SPRUCE LN  
FORT WORTH, TX 76123-5012

**Deed Date:** 4/23/2013  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D213103969](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ANTARES HOMES LTD	12/13/2012	<a href="#">D212314821</a>	0000000	0000000
SUNSET POINTE LP LLC	2/14/2012	<a href="#">D212035582</a>	0000000	0000000
JEN-VSP LLC	7/18/2007	<a href="#">D207257172</a>	0000000	0000000
WALL HOMES TEXAS LLC	6/6/2007	<a href="#">D207197677</a>	0000000	0000000
NEWMARK HOMES LP	6/5/2007	<a href="#">D207193022</a>	0000000	0000000
MORRISON HOMES OF TEXAS	9/23/2004	<a href="#">D204316173</a>	0000000	0000000
NEWARK 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	\$180,035	\$60,000	\$240,035	\$240,035
2024	\$180,035	\$60,000	\$240,035	\$240,035
2023	\$218,630	\$60,000	\$278,630	\$229,163
2022	\$194,330	\$45,000	\$239,330	\$208,330
2021	\$144,391	\$45,000	\$189,391	\$189,391
2020	\$149,297	\$45,000	\$194,297	\$194,297

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.