



**Address:** [8229 PAINTED TREE TR](#)  
**City:** FORT WORTH  
**Georeference:** 1605-14-5-70  
**Subdivision:** BAR C RANCH  
**Neighborhood Code:** 2N100H

**Latitude:** 32.89150756  
**Longitude:** -97.3687111396  
**TAD Map:** 2036-444  
**MAPSCO:** TAR-034E



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** BAR C RANCH Block 14 Lot 5

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
EAGLE MTN-SAGINAW ISD (918)

**State Code:** A

**Year Built:** 2006

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$328,000

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

**Site Number:** 40890481

**Site Name:** BAR C RANCH-14-5

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,322

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,150

**Land Acres<sup>\*</sup>:** 0.1641

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

JOSE I TAN JR & CELEDONIA P TAN FAMILY TRUST

**Primary Owner Address:**

27611 ROSEBUD WAY  
LAGUNA NIGUEL, CA 92977

**Deed Date:** 7/31/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224135037](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TAN CELEDONIA;TAN JOSE JR	3/12/2007	<a href="#">D207102409</a>	0000000	0000000
FIRST TEXAS HOMES INC	3/29/2006	<a href="#">D206102208</a>	0000000	0000000
CL TEXAS LP	1/1/2005	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	\$196,846	\$75,000	\$271,846	\$271,846
2024	\$253,000	\$75,000	\$328,000	\$328,000
2023	\$272,000	\$55,000	\$327,000	\$327,000
2022	\$152,738	\$55,000	\$207,738	\$207,738
2021	\$152,738	\$55,000	\$207,738	\$207,738
2020	\$152,738	\$55,000	\$207,738	\$207,738

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.