



**Address:** [8940 QUARRY RIDGE TR](#)  
**City:** FORT WORTH  
**Georeference:** 44358-5-25  
**Subdivision:** VALLEY BROOK  
**Neighborhood Code:** 3K300I

**Latitude:** 32.9025775217  
**Longitude:** -97.2591054175  
**TAD Map:** 2072-448  
**MAPSCO:** TAR-037A



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** VALLEY BROOK Block 5 Lot 25

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KELLER ISD (907)

**State Code:** A

**Year Built:** 2007

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 41161491

**Site Name:** VALLEY BROOK-5-25

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,556

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 4,400

**Land Acres<sup>\*</sup>:** 0.1010

**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:**

DURBIN DAVID

DURBIN LUCRECIA

**Primary Owner Address:**

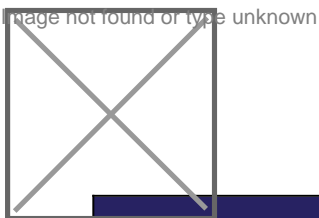
8940 QUARRY TRL  
FORT WORTH, TX 76244

**Deed Date:** 3/24/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223049399](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
AMERSON PROPERTIES LLC	11/17/2022	<a href="#">D222272454</a>		
BICKERS BETTY	12/6/2008	<a href="#">D215093501</a>		
BICKERS KENNETH WAYNE	6/7/2007	<a href="#">D207205749</a>	0000000	0000000
LENNAR HOMES OF TEXAS	6/6/2007	<a href="#">D207205748</a>	0000000	0000000
LENNAR HMS OF TEXAS LAND & CON	3/13/2007	<a href="#">D207093184</a>	0000000	0000000
KBL II PARTNERS LTD	1/1/2006	0000000000000000	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	\$230,940	\$60,000	\$290,940	\$290,940
2024	\$230,940	\$60,000	\$290,940	\$290,940
2023	\$225,390	\$60,000	\$285,390	\$285,390
2022	\$191,442	\$45,000	\$236,442	\$224,228
2021	\$158,844	\$45,000	\$203,844	\$203,844
2020	\$147,804	\$45,000	\$192,804	\$192,804

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.