



Address: [8308 TRICKHAM BEND](#)
City: FORT WORTH
Georeference: 1605-19-14
Subdivision: BAR C RANCH
Neighborhood Code: 2N100H

Latitude: 32.8913659431
Longitude: -97.3709678932
TAD Map: 2036-444
MAPSCO: TAR-033H



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 19 Lot 14

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: 2016

Personal Property Account: N/A

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$362,319

Protest Deadline Date: 5/24/2024

Site Number: 800013949

Site Name: BAR C RANCH 19 14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,235

Percent Complete: 100%

Land Sqft^{*}: 6,600

Land Acres^{*}: 0.1515

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:

NGUYEN DAVE
NGUYEN LOI THI

Primary Owner Address:

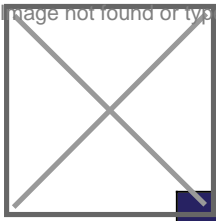
8308 TRICKHAM BEND
FORT WORTH, TX 76131

Deed Date: 1/20/2023

Deed Volume:

Deed Page:

Instrument: [D223011582](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN DAVE	10/28/2016	D216255157		
PULTE HOMES OF TEXAS LP	8/1/2016	D216110882		

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	\$287,319	\$75,000	\$362,319	\$325,718
2024	\$287,319	\$75,000	\$362,319	\$296,107
2023	\$293,396	\$55,000	\$348,396	\$269,188
2022	\$241,041	\$55,000	\$296,041	\$244,716
2021	\$167,469	\$55,000	\$222,469	\$222,469
2020	\$175,000	\$55,000	\$230,000	\$230,000

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.