Image not found or type unknown

LOCATION

Tarrant Appraisal District
Property Information | PDF
Account Number: 42157844

Address: 8320 TRICKHAM BEND
City: FORT WORTH
Georeference: 1605-19-16
Subdivision: BAR C RANCH
Neighborhood Code: 2N100H

Latitude: 32.8917066003
Longitude: -97.3709262609
TAD Map: 2036-444
MAPSCO: TAR-033H

Google Map

Image not found 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 16
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
Protest Deadline Date: 5/24/2024

Site Number: 800013945
Site Name: BAR C RANCH 19 16
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size+++: 2,171
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:
A & D INVESTMENT GROUP LLC
Primary Owner Address:
527 SYRACUSR ST
HASLET, TX 76052

Deed Date: 6/28/2021
Deed Volume:
Deed Page:
Instrument: D221192164

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN ANDY T	3/30/2020	D220074950		
BOGERS JAMES W;BOGERS MARY L	12/28/2016	D216303923		
PULTE HOMES OF TEXAS LP	8/1/2016	D216134889		

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	$225,000	$75,000	$300,000	$300,000
2024	$260,000	$75,000	$335,000	$335,000
2023	$295,000	$55,000	$350,000	$350,000
2022	$254,888	$55,000	$309,888	$309,888
2021	$190,566	$55,000	$245,566	$245,566
2020	$191,048	$55,000	$246,048	$246,048

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.