



Address: [8328 TRICKHAM BEND](#)
City: FORT WORTH
Georeference: 1605-19-18
Subdivision: BAR C RANCH
Neighborhood Code: 2N100H

Latitude: 32.8920393434
Longitude: -97.3708271221
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 18

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: 800013947
Site Name: BAR C RANCH 19 18
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,838
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 VINCENT
NGUYEN THANH

Primary Owner Address:
8328 TRICKHAM BEND
FORT WORTH, TX 76131

Deed Date: 11/30/2020
Deed Volume:
Deed Page:
Instrument: [D220317181](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WHITFIELD CASE A	3/24/2017	D217068002		
HORIZON HOMES LLC	8/1/2016	D216109608		



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	\$300,000	\$75,000	\$375,000	\$375,000
2024	\$300,000	\$75,000	\$375,000	\$375,000
2023	\$371,000	\$55,000	\$426,000	\$346,558
2022	\$308,472	\$55,000	\$363,472	\$315,053
2021	\$231,412	\$55,000	\$286,412	\$286,412
2020	\$253,245	\$55,000	\$308,245	\$308,245

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.