



Address: [8414 TRICKHAM BEND](#)
City: FORT WORTH
Georeference: 1605-19-23
Subdivision: BAR C RANCH
Neighborhood Code: 2N100H

Latitude: 32.8927935715
Longitude: -97.3703485117
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 23

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: 4/15/2025

Notice Value: \$417,449

Protest Deadline Date: 5/24/2024

Site Number: 800013965
Site Name: BAR C RANCH 19 23
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,843
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:

TAYLOR ALLISON EMILY

Primary Owner Address:

8414 TRICKHAM BEND
FORT WORTH, TX 76131

Deed Date: 3/12/2025
Deed Volume:
Deed Page:
Instrument: [D225051456](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TAYLOR TERRENCE	8/15/2019	D219185275		
CARTUS FINANCIAL CORPORATION	8/15/2019	D219185274		
ENOMA OLUMAYOWA;YUSUF ALABA O	6/28/2017	D217147503		
HIGHLAND HOMES-DALLAS LLC	4/6/2017	D217077039		
HORIZON HOMES LLC	8/1/2016	D216149501		

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	\$342,449	\$75,000	\$417,449	\$415,546
2024	\$342,449	\$75,000	\$417,449	\$377,769
2023	\$385,631	\$55,000	\$440,631	\$343,426
2022	\$306,015	\$55,000	\$361,015	\$312,205
2021	\$228,823	\$55,000	\$283,823	\$283,823
2020	\$229,401	\$55,000	\$284,401	\$284,401

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.