



Address: [8201 SPRUCE MEADOWS DR](#)
City: FORT WORTH
Georeference: 32452A-1-1
Subdivision: PINE MEADOWS
Neighborhood Code: 3K400O

Latitude: 32.890953016
Longitude: -97.304883239
TAD Map: 2060-444
MAPSCO: TAR-035H



Google Map or type unknown

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

PROPERTY DATA

Legal Description: PINE MEADOWS Block 1 Lot 1

Jurisdictions:

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

State Code: A

Year Built: 2019

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$549,482

Protest Deadline Date: 5/24/2024

Site Number: 800011813

Site Name: PINE MEADOWS 1 1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,715

Percent Complete: 100%

Land Sqft^{*}: 6,002

Land Acres^{*}: 0.1378

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:

PHAN CHARLIE THOMSON DUY

Primary Owner Address:

6531 WATAUGA RD #110B
FORT WORTH, TX 76148

Deed Date: 10/24/2023

Deed Volume:

Deed Page:

Instrument: [D223199628](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
D PHAN CHARLIE THOMPSON;HUONG NGUYEN THI KHANH	3/9/2020	D220068923		
J B SANDLIN REAL ESTATE INC	10/9/2019	D219230409		

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	\$474,482	\$75,000	\$549,482	\$549,482
2024	\$474,482	\$75,000	\$549,482	\$527,064
2023	\$458,376	\$75,000	\$533,376	\$479,149
2022	\$370,590	\$65,000	\$435,590	\$435,590
2021	\$326,524	\$65,000	\$391,524	\$391,524
2020	\$327,342	\$65,000	\$392,342	\$392,342

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.