



Address: [8217 SPRUCE MEADOWS DR](#)
City: FORT WORTH
Georeference: 32452A-1-5
Subdivision: PINE MEADOWS
Neighborhood Code: 3K400O

Latitude: 32.8915078243
Longitude: -97.3048789084
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 5

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: 2016

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$451,017

Protest Deadline Date: 5/24/2024

Site Number: 800011808
Site Name: PINE MEADOWS 1 5
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,417
Percent Complete: 100%
Land Sqft^{*}: 5,500
Land Acres^{*}: 0.1263
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:

PHUNG QUYEN

Primary Owner Address:

8217 SPRUCE MEADOWS DR
KELLER, TX 76244

Deed Date: 2/28/2017
Deed Volume:
Deed Page:
Instrument: [D217048510](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HMH LIFESTYLES LP	8/1/2016	D216169996		



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	\$376,017	\$75,000	\$451,017	\$433,081
2024	\$376,017	\$75,000	\$451,017	\$393,710
2023	\$387,718	\$75,000	\$462,718	\$357,918
2022	\$334,546	\$65,000	\$399,546	\$325,380
2021	\$230,800	\$65,000	\$295,800	\$295,800
2020	\$230,800	\$65,000	\$295,800	\$295,800

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.