



**Address:** [8245 SPRUCE MEADOWS DR](#)  
**City:** FORT WORTH  
**Georeference:** 32452A-1-12  
**Subdivision:** PINE MEADOWS  
**Neighborhood Code:** 3K4000

**Latitude:** 32.8924846415  
**Longitude:** -97.3048751351  
**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 12

**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:** 2018

**Personal Property Account:** N/A

**Agent:** THE RAY TAX GROUP LLC (01008)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 800011814  
**Site Name:** PINE MEADOWS 1 12  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,163  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,500  
**Land Acres<sup>\*</sup>:** 0.1263  
**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

VECTOR HOMES LLC

**Primary Owner Address:**

7157 CHELSEA DR  
NORTH RICHLAND HILLS, TX 76180

**Deed Date:** 11/8/2022  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D222267546](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN HAI	9/28/2018	<a href="#">D218222098</a>		
SCOTT SANDLIN HOMES LTD	1/11/2018	<a href="#">D218010845</a>		

## 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 <sup>+</sup>
2025	\$257,611	\$75,000	\$332,611	\$332,611
2024	\$314,931	\$75,000	\$389,931	\$389,931
2023	\$332,937	\$75,000	\$407,937	\$407,937
2022	\$212,313	\$65,000	\$277,313	\$277,313
2021	\$212,313	\$65,000	\$277,313	\$277,313
2020	\$212,313	\$65,000	\$277,313	\$277,313

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.