



Address: [8725 GRASSY HILL DR](#)
City: FORT WORTH
Georeference: 40672J-13-27
Subdivision: SUMMER CREEK SOUTH ADDITION
Neighborhood Code: 4S004B

Latitude: 32.6132350301
Longitude: -97.4008978147
TAD Map: 2024-344
MAPSCO: TAR-103S



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SUMMER CREEK SOUTH
ADDITION Block 13 Lot 27

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CROWLEY ISD (912)

Site Number: 800016351
Site Name: SUMMER CREEK SOUTH ADDITION 13 27
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,663
Percent Complete: 100%
Land Sqft^{*}: 7,187
Land Acres^{*}: 0.1650
Pool: N

State Code: A

Year Built: 2018

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$412,170

Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

NGUYEN HIEP PHUC
NGUYEN ANH THI KIM

Primary Owner Address:

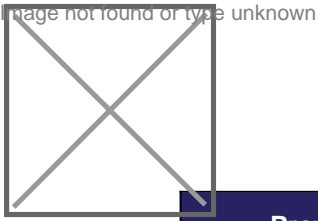
8725 GRASSY HILL LN
FORT WORTH, TX 76123

Deed Date: 12/18/2018

Deed Volume:

Deed Page:

Instrument: [D218277119](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ANTARES ACQUISITION LLC	11/22/2017	D217272323		

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	\$342,170	\$70,000	\$412,170	\$412,170
2024	\$342,170	\$70,000	\$412,170	\$408,915
2023	\$350,362	\$70,000	\$420,362	\$371,741
2022	\$286,992	\$60,000	\$346,992	\$337,946
2021	\$247,224	\$60,000	\$307,224	\$307,224
2020	\$247,845	\$60,000	\$307,845	\$307,845

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.