



Address: [8252 BRASHEAR TR](#)
City: FORT WORTH
Georeference: 43796T-J-30R
Subdivision: TRINITY OAKS
Neighborhood Code: 1B200W

Latitude: 32.768762948
Longitude: -97.1743048814
TAD Map: 2096-400
MAPSCO: TAR-067T



Google Map or type unknown

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

PROPERTY DATA

Legal Description: TRINITY OAKS Block J Lot 30R

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: A

Year Built: 2019

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$349,052

Protest Deadline Date: 5/24/2024

Site Number: 800038273

Site Name: TRINITY OAKS J 30R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,757

Percent Complete: 100%

Land Sqft^{*}: 4,965

Land Acres^{*}: 0.1140

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:

CRUZ LUIS A
GUEVAREZ-SANTIAGO JEANNELLIE
SANTIAGO YVONNE

Primary Owner Address:

8252 BRASHEAR TRL
FORT WORTH, TX 76120

Deed Date: 10/16/2019

Deed Volume:

Deed Page:

Instrument: [D219237505](#)

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	\$289,052	\$60,000	\$349,052	\$349,052
2024	\$289,052	\$60,000	\$349,052	\$320,685
2023	\$278,373	\$60,000	\$338,373	\$291,532
2022	\$253,336	\$40,000	\$293,336	\$265,029
2021	\$200,935	\$40,000	\$240,935	\$240,935
2020	\$201,439	\$40,000	\$241,439	\$241,439

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.