



**Address:** [8304 HACKBERRY TREE DR](#)  
**City:** FORT WORTH  
**Georeference:** 41142-H-15  
**Subdivision:** SYCAMORE LANDING  
**Neighborhood Code:** 4S360S

**Latitude:** 32.6216844814  
**Longitude:** -97.3600004632  
**TAD Map:** 2042-344  
**MAPSCO:** TAR-104N



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SYCAMORE LANDING Block H  
Lot 15

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2022

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 800054970  
**Site Name:** SYCAMORE LANDING Block H Lot 15  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,840  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,000  
**Land Acres<sup>\*</sup>:** 0.1148  
**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:**

EBOH EMINOBUWAN CELIA NJIDEKA  
NAYLOR CURTIS MARQUIS

**Primary Owner Address:**

8304 HACKBERRY TREE DR  
FORT WORTH, TX 76123

**Deed Date:** 4/18/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223066201](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LEGEND CLASSIC HOMES LTD	3/16/2022	<a href="#">D222102539</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	\$277,316	\$40,000	\$317,316	\$317,316
2024	\$277,316	\$40,000	\$317,316	\$317,316
2023	\$201,961	\$40,000	\$241,961	\$241,961
2022	\$0	\$28,000	\$28,000	\$28,000
2021	\$0	\$28,000	\$28,000	\$28,000
0	\$0	\$0	\$0	\$0

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.