



Address: [8312 HACKBERRY TREE DR](#)
City: FORT WORTH
Georeference: 41142-H-17
Subdivision: SYCAMORE LANDING
Neighborhood Code: 4S360S

Latitude: 32.6214103207
Longitude: -97.359981481
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 17

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: OWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 800054955
Site Name: SYCAMORE LANDING Block H Lot 17
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,936
Percent Complete: 100%
Land Sqft^{*}: 5,000
Land Acres^{*}: 0.1148
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:

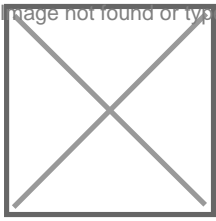
LE PHAT PROPERTIES LLC

Primary Owner Address:

2006 SHEPARDS GLEN
ARLINGTON, TX 76010

Deed Date: 7/18/2023
Deed Volume:
Deed Page:
Instrument: [D223127724](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DUONG PHIL	6/2/2023	D223097335		
LEGEND CLASSIC HOMES LTD	3/16/2022	D222102539		



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	\$167,668	\$40,000	\$207,668	\$207,668
2024	\$270,000	\$40,000	\$310,000	\$310,000
2023	\$211,768	\$40,000	\$251,768	\$251,768
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

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.