



**Address:** [8316 HACKBERRY TREE DR](#)  
**City:** FORT WORTH  
**Georeference:** 41142-H-18  
**Subdivision:** SYCAMORE LANDING  
**Neighborhood Code:** 4S360S

**Latitude:** 32.6212725415  
**Longitude:** -97.3599726102  
**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 18

**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:** 800054957  
**Site Name:** SYCAMORE LANDING Block H Lot 18  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,329  
**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:**

BRITO FREDDY JOSE  
PAEZ LANDAEZ DANEIBY ADRIANY

**Primary Owner Address:**

8316 HACKBERRY TREE DR  
FORT WORTH, TX 76123

**Deed Date:** 12/1/2022  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D222281226](#)

| 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 | \$305,325          | \$40,000    | \$345,325    | \$345,325                    |
| 2024 | \$305,325          | \$40,000    | \$345,325    | \$345,325                    |
| 2023 | \$336,662          | \$40,000    | \$376,662    | \$376,662                    |
| 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.