

Property Information | PDF

Account Number: 42741953

Address: 8800 COPPER RIVER DR

City: FORT WORTH
Georeference: 8363B-Y-1
Subdivision: COPPER CREEK
Neighborhood Code: 2N100X

**Latitude:** 32.8992443433 **Longitude:** -97.3600290158

**TAD Map:** 2042-448

MAPSCO: TAR-034B



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

## **PROPERTY DATA**

Legal Description: COPPER CREEK Block Y Lot 1

Jurisdictions:

CITY OF FORT WORTH (026) TARRANT COUNTY (220)

TARRANT REGIONAL WATER DISTRICT (223)

TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) EAGLE MTN-SAGINAW ISD (918)

State Code: A Year Built: 2022

Personal Property Account: N/A Agent: OWNWELL INC (12140) Protest Deadline Date: 5/24/2024 Site Number: 800063745

**Site Name:** COPPER CREEK Block Y Lot 1 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,692
Percent Complete: 100%

Land Sqft\*: 10,384 Land Acres\*: 0.2384

Pool: N

+++ Rounded.

## OWNER INFORMATION

**Current Owner:** 

AHMED SHEIKH ADNAN SULTANA NAJNIN

**Primary Owner Address:** 8800 COPPER RIVER DR

FORT WORTH, TX 76131

Deed Date: 5/2/2023 Deed Volume: Deed Page:

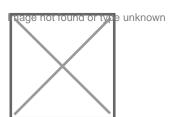
Instrument: D223075307

| Previous Owners      | Date     | Instrument | Deed Volume | Deed Page |
|----------------------|----------|------------|-------------|-----------|
| M/I HOMES OF DFW LLC | 7/5/2022 | D222169667 |             |           |

## **VALUES**

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



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. <u>Tarrant County Tax Office Account Information</u>.

| Year | Improvement Market | Land Market | Total Market | Total Appraised* |
|------|--------------------|-------------|--------------|------------------|
| 2025 | \$295,856          | \$80,000    | \$375,856    | \$375,856        |
| 2024 | \$359,434          | \$80,000    | \$439,434    | \$439,434        |
| 2023 | \$159,426          | \$60,000    | \$219,426    | \$219,426        |
| 2022 | \$0                | \$42,000    | \$42,000     | \$42,000         |
| 0    | \$0                | \$0         | \$0          | \$0              |

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.