



Address: [8501 TRICKHAM BEND](#)
City: FORT WORTH
Georeference: 1605-2-1-71
Subdivision: BAR C RANCH
Neighborhood Code: 2N1007

Latitude: 32.8939907614
Longitude: -97.3698994644
TAD Map: 2042-444
MAPSCO: TAR-034E



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BAR C RANCH Block 2 Lot 1
PLAT D222041105

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: None
Protest Deadline Date: 5/24/2024

Site Number: 800075432
Site Name: BAR C RANCH Block 2 Lot 1 PLAT D222041105
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,802
Percent Complete: 100%
Land Sqft^{*}: 5,924
Land Acres^{*}: 0.1360
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:
NGUYEN SEAN THANH
Primary Owner Address:
8501 TRICKHAM BEND
FORT WORTH, TX 76131

Deed Date: 11/18/2022
Deed Volume:
Deed Page:
Instrument: [D222274051](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
D R HORTON - TEXAS LTD	8/2/2022	D222123548		

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	\$253,000	\$75,000	\$328,000	\$328,000
2024	\$253,000	\$75,000	\$328,000	\$328,000
2023	\$299,521	\$75,000	\$374,521	\$374,521
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)
- HOMESTEAD DISABLED PERSON 11.13 (c)

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.