



## LOCATION

---

**Address:** [8640 SAN JOAQUIN TR](#)  
**City:** FORT WORTH  
**Georeference:** 34557-22-12  
**Subdivision:** RIVER TRAILS ADDITION  
**Neighborhood Code:** 3T010A

**Latitude:** 32.7965960156  
**Longitude:** -97.1914122479  
**TAD Map:** 2090-408  
**MAPSCO:** TAR-066D



Google Map or type unknown

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

## PROPERTY DATA

---

**Legal Description:** RIVER TRAILS ADDITION Block  
22 Lot 12

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
HURST-EULESS-BEDFORD ISD (916)

**Site Number:** 07105118  
**Site Name:** RIVER TRAILS ADDITION-22-12  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,556  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,750  
**Land Acres<sup>\*</sup>:** 0.1320  
**Pool:** N

**State Code:** A

**Year Built:** 1998

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

<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:**

MCCURRY EVELYN HARRIS

**Primary Owner Address:**

8640 SAN JOAQUIN TR  
FORT WORTH, TX 76118-7822

**Deed Date:** 6/6/2002

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** 000000000000000

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCCURRY EVEL;MCCURRY JOHN EST JR	8/28/1998	00133970000360	0013397	0000360
CRESCENT BUILDERS INC	3/3/1998	00131170000376	0013117	0000376
DTT CORPORATION	1/1/1997	00000000000000	0000000	0000000

## 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	\$0	\$0	\$0	\$0
2024	\$244,477	\$70,000	\$314,477	\$295,293
2023	\$272,692	\$50,000	\$322,692	\$268,448
2022	\$214,940	\$50,000	\$264,940	\$244,044
2021	\$171,858	\$50,000	\$221,858	\$221,858
2020	\$158,262	\$50,000	\$208,262	\$208,262

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.