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**Address:** [8945 CREST RIDGE DR](#)  
**City:** TARRANT COUNTY  
**Georeference:** 8685-1-35  
**Subdivision:** CREST POINT ADDITION  
**Neighborhood Code:** 2N400C

**Latitude:** 32.889159404  
**Longitude:** -97.4590369733  
**TAD Map:** 2012-444  
**MAPSCO:** TAR-031G



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

## PROPERTY DATA

**Legal Description:** CREST POINT ADDITION Block  
1 Lot 35

**Jurisdictions:**

TARRANT COUNTY (220)  
EMERGENCY SVCS DIST #1 (222)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
EAGLE MTN-SAGINAW ISD (918)

**State Code:** A

**Year Built:** 1989

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$576,133

**Protest Deadline Date:** 5/24/2024

**Site Number:** 00656984

**Site Name:** CREST POINT ADDITION-1-35

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,124

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 18,924

**Land Acres<sup>\*</sup>:** 0.4344

**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:**

BARNES JAMES L

**Primary Owner Address:**

8945 CREST RIDGE DR  
FORT WORTH, TX 76179-4021

**Deed Date:** 11/28/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** 142-33-208018

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BARNES JAMES L;BARNES JULIE M EST	11/10/1988	00094330000793	0009433	0000793
LANG ERWIN C;LANG TERRY J	7/2/1985	00082310001216	0008231	0001216
CREST POINT	4/17/1985	00081530002071	0008153	0002071
HARBOR INC	12/31/1900	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	\$426,133	\$150,000	\$576,133	\$438,818
2024	\$426,133	\$150,000	\$576,133	\$398,925
2023	\$298,526	\$100,000	\$398,526	\$362,659
2022	\$229,690	\$100,000	\$329,690	\$329,690
2021	\$231,484	\$100,000	\$331,484	\$331,484
2020	\$233,278	\$100,000	\$333,278	\$310,186

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.