



**Address:** [8625 MCCORMICK CT](#)  
**City:** FORT WORTH  
**Georeference:** 7545-1-23  
**Subdivision:** CLUB VILLA ESTATES  
**Neighborhood Code:** 2N400W

**Latitude:** 32.8795701149  
**Longitude:** -97.4361412025  
**TAD Map:** 2018-440  
**MAPSCO:** TAR-032N



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** CLUB VILLA ESTATES Block 1  
Lot 23

**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:** 1998

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$597,493

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

**Site Number:** 06918336  
**Site Name:** CLUB VILLA ESTATES-1-23  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,476  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 50,066  
**Land Acres<sup>\*</sup>:** 1.1493  
**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:**

WILLIAM ANDREW ZAK REVOCABLE TRUST

**Primary Owner Address:**

8625 MCCORMICK CT  
FORT WORTH, TX 76179

**Deed Date:** 2/7/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222034739](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ZAK WILLIAM A	1/29/1999	00139410000198	0013941	0000198
NORTHWEST BANK	9/14/1998	00134210000601	0013421	0000601
TROPHY I HOMES INC	11/12/1997	00129910000059	0012991	0000059
DESOTO WILDWOOD DEV INC	1/1/1996	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	\$462,493	\$135,000	\$597,493	\$582,975
2024	\$462,493	\$135,000	\$597,493	\$529,977
2023	\$487,970	\$90,000	\$577,970	\$481,797
2022	\$431,229	\$90,000	\$521,229	\$437,997
2021	\$331,728	\$90,000	\$421,728	\$398,179
2020	\$318,881	\$90,000	\$408,881	\$361,981

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.