



**Address:** [8609 MCCORMICK CT](#)  
**City:** FORT WORTH  
**Georeference:** 7545-1-25  
**Subdivision:** CLUB VILLA ESTATES  
**Neighborhood Code:** 2N400W

**Latitude:** 32.879700548  
**Longitude:** -97.4351427106  
**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 25

**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:** \$399,354

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

**Site Number:** 06918352

**Site Name:** CLUB VILLA ESTATES-1-25

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,961

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 17,931

**Land Acres<sup>\*</sup>:** 0.4116

**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:**

CARLIN JAMES

**Primary Owner Address:**

8609 MCCORMICK CT  
FORT WORTH, TX 76179

**Deed Date:** 3/25/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216062836](#)

| Previous Owners                 | Date       | Instrument                 | Deed Volume | Deed Page |
|---------------------------------|------------|----------------------------|-------------|-----------|
| PREBLE CHRIS W;PREBLE TAMMY M   | 9/17/2010  | <a href="#">D210230046</a> | 0000000     | 0000000   |
| CRABLE RAYJENE;CRABLE ROBERT    | 10/27/2004 | <a href="#">D204342659</a> | 0000000     | 0000000   |
| MCKEE BRUDE;MCKEE LOUISE        | 12/27/2000 | 00146720000164             | 0014672     | 0000164   |
| HAMLIN JACKIE;HAMLIN LEONARD JR | 9/4/1998   | 00134170000192             | 0013417     | 0000192   |
| JACKSON MICHAEL                 | 8/28/1998  | 00134170000191             | 0013417     | 0000191   |
| VISION PROPERTIES INC           | 2/11/1998  | 00130880000559             | 0013088     | 0000559   |
| 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 | \$309,354          | \$90,000    | \$399,354    | \$399,354                    |
| 2024 | \$309,354          | \$90,000    | \$399,354    | \$375,579                    |
| 2023 | \$372,371          | \$60,000    | \$432,371    | \$341,435                    |
| 2022 | \$288,517          | \$60,000    | \$348,517    | \$310,395                    |
| 2021 | \$222,177          | \$60,000    | \$282,177    | \$282,177                    |
| 2020 | \$213,573          | \$60,000    | \$273,573    | \$273,573                    |

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.