



Address: [8309 EAGLE PASS DR](#)
City: FORT WORTH
Georeference: 45259H-A-40
Subdivision: WATERFRONT ADDITION, THE
Neighborhood Code: 2N400T

Latitude: 32.8724264204
Longitude: -97.4458235565
TAD Map: 2012-436
MAPSCO: TAR-031R



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WATERFRONT ADDITION, THE
Block A Lot 40

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: 2005

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$781,541

Protest Deadline Date: 5/24/2024

Site Number: 07029349

Site Name: WATERFRONT ADDITION, THE-A-40

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,344

Percent Complete: 100%

Land Sqft^{*}: 24,753

Land Acres^{*}: 0.5682

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:

PRASSE FAMILY TRUST

Primary Owner Address:

8309 EAGLE PASS DR
FORT WORTH, TX 76179

Deed Date: 5/26/2022

Deed Volume:

Deed Page:

Instrument: [D222148434](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PRASSE CHRIS;PRASSE SUSAN	2/10/2005	D205043596	0000000	0000000
SIMON AE ETAL CAROL SIMON	7/2/2001	00149970000120	0014997	0000120
ESTATES OF EAGLE MTN LTD ETAL	1/1/1997	000000000000000	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 ⁺
2025	\$565,000	\$150,000	\$715,000	\$715,000
2024	\$631,541	\$150,000	\$781,541	\$672,962
2023	\$673,833	\$105,000	\$778,833	\$611,784
2022	\$455,880	\$105,000	\$560,880	\$556,167
2021	\$400,606	\$105,000	\$505,606	\$505,606
2020	\$367,667	\$105,000	\$472,667	\$472,667

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.