



Address: [8417 SOUTHERN PRAIRIE DR](#)
City: FORT WORTH
Georeference: 40672J-6-2
Subdivision: SUMMER CREEK SOUTH ADDITION
Neighborhood Code: 4S004I

Latitude: 32.6184256734
Longitude: -97.4042243871
TAD Map: 2024-344
MAPSCO: TAR-103N



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SUMMER CREEK SOUTH
ADDITION Block 6 Lot 2

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CROWLEY ISD (912)

State Code: A

Year Built: 2003

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 07685092

Site Name: SUMMER CREEK SOUTH ADDITION-6-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size ⁺⁺⁺: 3,066

Percent Complete: 100%

Land Sqft ^{*}: 7,841

Land Acres ^{*}: 0.1800

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:

FLORES MANUEL III

Primary Owner Address:

8417 SOUTHERN PRAIRIE DR
FORT WORTH, TX 76123-2907

Deed Date: 3/13/2023

Deed Volume:

Deed Page:

Instrument: [D223040362](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FLORES;FLORES MANUEL III	3/25/2004	D204104090	0000000	0000000
FIRST MORTGAGE OF AMERICA LTD	8/28/2002	00159600000056	0015960	0000056
SUMMERCREEK SOUTH DEVELOPMENT	1/1/2000	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 ⁺
2025	\$272,366	\$70,000	\$342,366	\$342,366
2024	\$272,366	\$70,000	\$342,366	\$342,366
2023	\$313,996	\$70,000	\$383,996	\$314,600
2022	\$253,420	\$55,000	\$308,420	\$286,000
2021	\$205,000	\$55,000	\$260,000	\$260,000
2020	\$187,527	\$55,000	\$242,527	\$242,527

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.