



**Address:** [8532 PRAIRIE DAWN DR](#)  
**City:** FORT WORTH  
**Georeference:** 23623G-12-5  
**Subdivision:** LASATER ADDITION  
**Neighborhood Code:** 2N100J

**Latitude:** 32.8935566404  
**Longitude:** -97.336600149  
**TAD Map:** 2048-444  
**MAPSCO:** TAR-034H



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** LASATER ADDITION Block 12  
Lot 5

**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:** 2006

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

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

**Site Number:** 40054810

**Site Name:** LASATER ADDITION-12-5

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,440

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,098

**Land Acres<sup>\*</sup>:** 0.1399

**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:**

TRICON SFR 2023-2 BORROWER LLC

**Primary Owner Address:**

15771 RED HILL AVE  
TUSTIN, CA 92780

**Deed Date:** 11/29/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223213477](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TAH 2017-1 BORROWER LLC	8/23/2017	<a href="#">D217196853</a>		
SBY 2014-1 BORROWER LLC	8/12/2014	<a href="#">D214178764</a>		
2012 C-PROPERTY HOLDINGS LLC	12/4/2012	<a href="#">D213038704</a>	0000000	0000000
LOWERY TITIAN L	3/23/2006	<a href="#">D206099407</a>	0000000	0000000
PULTE HOMES OF TEXAS LP	1/1/2002	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 <sup>+</sup>
2025	\$191,275	\$65,000	\$256,275	\$256,275
2024	\$241,000	\$65,000	\$306,000	\$306,000
2023	\$319,083	\$45,000	\$364,083	\$364,083
2022	\$240,555	\$45,000	\$285,555	\$285,555
2021	\$208,080	\$45,000	\$253,080	\$253,080
2020	\$170,686	\$45,000	\$215,686	\$215,686

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

There are no exemptions for this property

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.