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Address: [8504 PRAIRIE WIND TR](#)
City: FORT WORTH
Georeference: 42439G-1-2
Subdivision: TRAILS OF WILLOW CREEK, THE
Neighborhood Code: 4S360A

Latitude: 32.6282711914
Longitude: -97.3364644952
TAD Map: 2048-348
MAPSCO: TAR-104M



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

PROPERTY DATA

Legal Description: TRAILS OF WILLOW CREEK,
THE Block 1 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: 2004

Personal Property Account: N/A

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$237,928

Protest Deadline Date: 5/24/2024

Site Number: 40470903

Site Name: TRAILS OF WILLOW CREEK, THE-1-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,591

Percent Complete: 100%

Land Sqft^{*}: 5,500

Land Acres^{*}: 0.1262

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:

LY JANA YEAV

Primary Owner Address:

8504 PRAIRIE WIND TR
FORT WORTH, TX 76134-8465

Deed Date: 4/29/2007

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D207248560](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LY JAN;LY MENG	3/30/2005	D205100651	0000000	0000000
RH OF TEXAS LP	9/10/2004	D204297969	0000000	0000000
RH OF TEXAS LP	6/30/2004	D204252809	0000000	0000000
ARCADIA LAND PARTNERS 21 LTD	1/1/2004	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	\$188,000	\$40,000	\$228,000	\$228,000
2024	\$197,928	\$40,000	\$237,928	\$226,270
2023	\$220,461	\$40,000	\$260,461	\$205,700
2022	\$170,614	\$40,000	\$210,614	\$187,000
2021	\$130,000	\$40,000	\$170,000	\$170,000
2020	\$123,379	\$40,000	\$163,379	\$161,534

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.