



Address: [8604 PRAIRIE WIND TR](#)
City: FORT WORTH
Georeference: 42439G-1-7
Subdivision: TRAILS OF WILLOW CREEK, THE
Neighborhood Code: 4S360A

Latitude: 32.6275489444
Longitude: -97.336464168
TAD Map: 2048-348
MAPSCO: TAR-104M



Google Map or type unknown

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

PROPERTY DATA

Legal Description: TRAILS OF WILLOW CREEK,
THE Block 1 Lot 7

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: 2006

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 40470962

Site Name: TRAILS OF WILLOW CREEK, THE-1-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,468

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:

EDWARDS JOSEPH
EDWARDS VANESSA

Primary Owner Address:

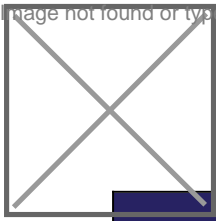
8604 PRAIRIE WIND TRL
FORT WORTH, TX 76134

Deed Date: 3/28/2025

Deed Volume:

Deed Page:

Instrument: [D225053486](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BERNAL ANGELICA;BERNAL MARIO	9/29/2006	D206308172	0000000	0000000
WEEKLEY HOMES LP	1/12/2006	D206016828	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	\$256,000	\$40,000	\$296,000	\$296,000
2024	\$256,000	\$40,000	\$296,000	\$296,000
2023	\$256,000	\$40,000	\$296,000	\$272,020
2022	\$227,573	\$40,000	\$267,573	\$247,291
2021	\$193,662	\$40,000	\$233,662	\$224,810
2020	\$170,719	\$40,000	\$210,719	\$204,373

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.