



**Address:** [8612 PRAIRIE WIND TR](#)  
**City:** FORT WORTH  
**Georeference:** 42439G-1-9  
**Subdivision:** TRAILS OF WILLOW CREEK, THE  
**Neighborhood Code:** 4S360A

**Latitude:** 32.6272747828  
**Longitude:** -97.3364659934  
**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 9

**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:** 2005

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

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

**Site Number:** 40470989

**Site Name:** TRAILS OF WILLOW CREEK, THE-1-9

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,773

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,500

**Land Acres<sup>\*</sup>:** 0.1262

**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:**

TREVINO ENRIQUE  
BATES VERONICA MARIE

**Primary Owner Address:**

8612 PRAIRIE WIND TR  
FORT WORTH, TX 76134

**Deed Date:** 3/16/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220066383](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WHITE CHANEDRA	5/29/2014	<a href="#">D214117915</a>	0000000	0000000
GEROGANTES TAMMY	6/13/2013	<a href="#">D213159559</a>	0000000	0000000
GEORGANTES TAMMY ETAL	4/19/2007	<a href="#">D207148855</a>	0000000	0000000
GEORGANTES TAMMY ETAL	10/12/2006	<a href="#">D206344669</a>	0000000	0000000
GEORGANTES TAMMY	4/10/2006	<a href="#">D206136214</a>	0000000	0000000
WEEKLEY HOMES LP	1/4/2005	<a href="#">D205007745</a>	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 <sup>+</sup>
2025	\$233,098	\$40,000	\$273,098	\$273,098
2024	\$233,098	\$40,000	\$273,098	\$272,417
2023	\$259,871	\$40,000	\$299,871	\$247,652
2022	\$200,598	\$40,000	\$240,598	\$225,138
2021	\$164,671	\$40,000	\$204,671	\$204,671
2020	\$144,417	\$40,000	\$184,417	\$151,148

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.