07-13-2025

#### Address: 8616 PRAIRIE WIND TR

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LOCATION

**City:** FORT WORTH Georeference: 42439G-1-10 Subdivision: TRAILS OF WILLOW CREEK, THE Neighborhood Code: 4S360A

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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 10 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: \$225.284 Protest Deadline Date: 5/24/2024

Site Number: 40470997 Site Name: TRAILS OF WILLOW CREEK, THE-1-10 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 1,428 Percent Complete: 100% Land Sqft\*: 5,421 Land Acres<sup>\*</sup>: 0.1244 Pool: N

+++ Rounded.

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

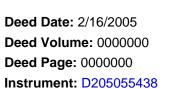
# **OWNER INFORMATION**

**Current Owner:** SMITH SHERRI R **Primary Owner Address:** 8616 PRAIRIE WIND TR

FORT WORTH, TX 76134-8467

Latitude: 32.6271370808 Longitude: -97.3364682849 **TAD Map:** 2048-348 MAPSCO: TAR-104M





## **Tarrant Appraisal District** Property Information | PDF Account Number: 40470997

-	Previous Owners	Date	Instrument	Deed Volume	Deed Page
	RH OF TEXAS LTD PRTNSHP	10/4/2004	D204325276	0000000	0000000
	ARCADIA LAND PARTNERS 21 LTD	1/1/2004	000000000000000000000000000000000000000	000000	0000000

### VALUES

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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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$185,284	\$40,000	\$225,284	\$225,284
2024	\$185,284	\$40,000	\$225,284	\$223,300
2023	\$206,290	\$40,000	\$246,290	\$203,000
2022	\$159,836	\$40,000	\$199,836	\$184,545
2021	\$131,685	\$40,000	\$171,685	\$167,768
2020	\$115,820	\$40,000	\$155,820	\$152,516

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.