



**Address:** [8624 PRAIRIE WIND TR](#)  
**City:** FORT WORTH  
**Georeference:** 42439G-1-12  
**Subdivision:** TRAILS OF WILLOW CREEK, THE  
**Neighborhood Code:** 4S360A

**Latitude:** 32.626737842  
**Longitude:** -97.3364750989  
**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 12

**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:** 2007  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 40471012  
**Site Name:** TRAILS OF WILLOW CREEK, THE-1-12  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,895  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 13,673  
**Land Acres<sup>\*</sup>:** 0.3138  
**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:**  
NICKELSON ERIC  
**Primary Owner Address:**  
1550 TECHNOLOGY DR #4063  
SAN JOSE, CA 95110

**Deed Date:** 11/26/2007  
**Deed Volume:** 00000000  
**Deed Page:** 00000000  
**Instrument:** [D207429018](#)

| Previous Owners              | Date      | Instrument                 | Deed Volume | Deed Page |
|------------------------------|-----------|----------------------------|-------------|-----------|
| RH OF TEXAS LP               | 1/19/2006 | <a href="#">D206033812</a> | 00000000    | 00000000  |
| ARCADIA LAND PARTNERS 21 LTD | 1/1/2004  | 0000000000000000           | 00000000    | 00000000  |



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 | \$246,626          | \$60,000    | \$306,626    | \$306,626                    |
| 2024 | \$246,626          | \$60,000    | \$306,626    | \$306,626                    |
| 2023 | \$275,057          | \$60,000    | \$335,057    | \$335,057                    |
| 2022 | \$212,063          | \$60,000    | \$272,063    | \$272,063                    |
| 2021 | \$173,880          | \$60,000    | \$233,880    | \$233,880                    |
| 2020 | \$152,350          | \$60,000    | \$212,350    | \$212,350                    |

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.