



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⁺⁺⁺: 1,895
Percent Complete: 100%
Land Sqft^{*}: 13,673
Land Acres^{*}: 0.3138
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:
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	D206033812	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 ⁺
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.