



Address: [8521 PRAIRIE WIND TR](#)
City: FORT WORTH
Georeference: 42439G-1-17
Subdivision: TRAILS OF WILLOW CREEK, THE
Neighborhood Code: 4S360A

Latitude: 32.6277218536
Longitude: -97.3359459301
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 17

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: 2015

Personal Property Account: N/A

Agent: GOODRICH REALTY CONSULTING (00974)

Protest Deadline Date: 5/24/2024

Site Number: 40471063

Site Name: TRAILS OF WILLOW CREEK, THE-1-17

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,761

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:

IKPO MMADARA JUSTIN
IKPO KIMBERLY GRETCHEN

Primary Owner Address:

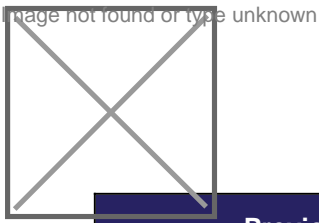
8521 PRAIRIE WIND TRL
FORT WORTH, TX 76134

Deed Date: 5/31/2023

Deed Volume:

Deed Page:

Instrument: [D223095308](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
DAO THI X;LE DUNG T	6/13/2017	D217134278		
JACKSON LETIZIA Y	9/28/2015	D215221027		
ANTARES ACQUISITION LLC	1/14/2015	D215008899		
SD ELDORADO LAND VENTURES LLC	12/14/2009	D209328879	0000000	0000000
SYCAMORE PARTNERS LTD	4/7/2006	D206112609	0000000	0000000
SYCAMORE PARTNERS LTD	12/12/2005	D206020041	0000000	0000000
ARCADIA LAND PARTNERS 21 LTD	1/1/2004	0000000000000000	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	\$245,529	\$40,000	\$285,529	\$285,529
2024	\$245,529	\$40,000	\$285,529	\$285,529
2023	\$273,409	\$40,000	\$313,409	\$254,498
2022	\$210,716	\$40,000	\$250,716	\$231,362
2021	\$172,704	\$40,000	\$212,704	\$210,329
2020	\$151,208	\$40,000	\$191,208	\$191,208

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.