



Address: [8517 PRAIRIE WIND TR](#)
City: FORT WORTH
Georeference: 42439G-1-18
Subdivision: TRAILS OF WILLOW CREEK, THE
Neighborhood Code: 4S360A

Latitude: 32.62785937
Longitude: -97.3359450489
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 18

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: None

Notice Sent Date: 4/15/2025

Notice Value: \$263,350

Protest Deadline Date: 5/24/2024

Site Number: 40471071

Site Name: TRAILS OF WILLOW CREEK, THE-1-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,724

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:

SANCHEZ FRANCISCO

Primary Owner Address:

8517 PRAIRIE WIND TR
FORT WORTH, TX 76134-8466

Deed Date: 12/6/2007

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D208198141](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|------------------------------|------------|----------------------------|-------------|-----------|
| WELLS FARGO BANK N A | 3/6/2007 | D207087245 | 0000000 | 0000000 |
| PRESTON CAROLYN C MATTHEWS | 12/13/2005 | D205223301 | 0000000 | 0000000 |
| SYCAMORE PARTNERS LTD | 12/12/2005 | D206020041 | 0000000 | 0000000 |
| PRESTON CAROLYN C MATHEWS | 7/29/2005 | D205223301 | 0000000 | 0000000 |
| WEEKLEY HOMES LP | 1/4/2005 | D205007745 | 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 | \$223,350 | \$40,000 | \$263,350 | \$263,350 |
| 2024 | \$223,350 | \$40,000 | \$263,350 | \$248,529 |
| 2023 | \$248,946 | \$40,000 | \$288,946 | \$225,935 |
| 2022 | \$192,289 | \$40,000 | \$232,289 | \$205,395 |
| 2021 | \$157,949 | \$40,000 | \$197,949 | \$186,723 |
| 2020 | \$138,591 | \$40,000 | \$178,591 | \$169,748 |

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.