



Address: [8312 PRAIRIE WIND TR](#)
City: FORT WORTH
Georeference: 42439G-3-22
Subdivision: TRAILS OF WILLOW CREEK, THE
Neighborhood Code: 4S360A

Latitude: 32.629685119
Longitude: -97.336462543
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 3 Lot 22

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: 2006

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$272,626

Protest Deadline Date: 5/24/2024

Site Number: 40472345

Site Name: TRAILS OF WILLOW CREEK, THE-3-22

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,362

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:

ESPINOZA JAIME

ESPINOZA MARISSA

Primary Owner Address:

8312 PRAIRIE WIND TRL
FORT WORTH, TX 76134

Deed Date: 8/15/2024

Deed Volume:

Deed Page:

Instrument: [D224145445](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LEONARD CHRISTY HAYES;LEONARD PAUL	9/19/2006	D206297404	0000000	0000000
RH OF TEXAS LTD PRTNSHP	3/16/2005	D205076705	0000000	0000000
ARCADIA LAND PARTNERS 21 LTD	1/1/2004	000000000000000	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	\$232,626	\$40,000	\$272,626	\$272,626
2024	\$232,626	\$40,000	\$272,626	\$258,499
2023	\$280,474	\$40,000	\$320,474	\$234,999
2022	\$218,095	\$40,000	\$258,095	\$213,635
2021	\$154,214	\$40,000	\$194,214	\$194,214
2020	\$154,214	\$40,000	\$194,214	\$194,214

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)
- DISABLED VET 100 PCT 11.131 - T&P

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.