



Address: [8412 PRAIRIE WIND TR](#)
City: FORT WORTH
Georeference: 42439G-3-28
Subdivision: TRAILS OF WILLOW CREEK, THE
Neighborhood Code: 4S360A

Latitude: 32.6288613195
Longitude: -97.3364629083
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 28

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: 2008

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 40472426

Site Name: TRAILS OF WILLOW CREEK, THE-3-28

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,043

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:

VINCENT DENNIS

SELVARAJ RACHEL

Primary Owner Address:

8412 PRAIRIE WIND TRL
FORT WORTH, TX 76134

Deed Date: 2/1/2023

Deed Volume:

Deed Page:

Instrument: [D223020595](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MIRANDA JUAN DIEGO TAVERA	10/25/2021	D221312853		
MARMOLEJO RICARDO	5/25/2011	D221312852		
MARMOLEJO MARIA;MARMOLEJO RICARDO	8/29/2008	D208354473	0000000	0000000
HMH LIFESTYLES LP	6/3/2008	D208214840	0000000	0000000
SYCAMORE PARTNERS LTD	12/12/2005	D206020041	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	\$190,126	\$40,000	\$230,126	\$230,126
2024	\$240,000	\$40,000	\$280,000	\$280,000
2023	\$286,778	\$40,000	\$326,778	\$252,302
2022	\$221,188	\$40,000	\$261,188	\$229,365
2021	\$181,433	\$40,000	\$221,433	\$208,514
2020	\$159,015	\$40,000	\$199,015	\$189,558

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.