



Address: [8636 PRAIRIE DAWN DR](#)
City: FORT WORTH
Georeference: 34587-10-1
Subdivision: RIDGEVIEW FARMS
Neighborhood Code: 2N100I

Latitude: 32.8959164301
Longitude: -97.3371755092
TAD Map: 2048-444
MAPSCO: TAR-034H



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: RIDGEVIEW FARMS Block 10
Lot 1

Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EAGLE MTN-SAGINAW ISD (918)

State Code: A
Year Built: 2006
Personal Property Account: N/A
Agent: OWNWELL INC (12140)
Protest Deadline Date: 5/24/2024

Site Number: 40731693
Site Name: RIDGEVIEW FARMS-10-1
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,527
Percent Complete: 100%
Land Sqft^{*}: 5,954
Land Acres^{*}: 0.1366
Pool: Y

+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
BIRD KEVIN D
BIRD LAURA C
Primary Owner Address:
8636 PRAIRIE DAWN DR
FORT WORTH, TX 76131

Deed Date: 1/26/2021
Deed Volume:
Deed Page:
Instrument: [D221054991](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OFFERPAD (SPVBORROWER1) LLC	12/4/2020	D220319339		
FARRAR KHOURY W;FARRAR STACI S	12/30/2011	D212000965	0000000	0000000
FARRAR KHOURY;FARRAR STACI	11/6/2009	000000000000000	0000000	0000000
FARRAR KHOURY;FARRAR STACI SHAW	3/2/2009	D209069304	0000000	0000000
JOHNSON CHERYL;JOHNSON JAMES P	4/27/2007	D207149821	0000000	0000000
AMERICAN LEGEND HOMES LTD	11/2/2005	D205339969	0000000	0000000
HARMON ROAD 287 PARTNERS	1/1/2005	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	\$237,857	\$80,000	\$317,857	\$317,857
2024	\$276,000	\$80,000	\$356,000	\$356,000
2023	\$353,591	\$55,000	\$408,591	\$370,478
2022	\$263,616	\$55,000	\$318,616	\$318,616
2021	\$230,905	\$55,000	\$285,905	\$285,905
2020	\$206,406	\$55,000	\$261,406	\$261,406

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.