



Address: [8404 INDIAN BLUFF TR](#)
City: FORT WORTH
Georeference: 1605-20-4
Subdivision: BAR C RANCH
Neighborhood Code: 2N100H

Latitude: 32.892925552
Longitude: -97.3695040839
TAD Map: 2036-444
MAPSCO: TAR-034E



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BAR C RANCH Block 20 Lot 4

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: 2011

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 41233085

Site Name: BAR C RANCH-20-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,076

Percent Complete: 100%

Land Sqft^{*}: 7,405

Land Acres^{*}: 0.1699

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:

EASON KAYLIE MARIE
NORTHRIP SAMUEL KADE

Primary Owner Address:

8404 INDIAN BLUFF TRL
FORT WORTH, TX 76131

Deed Date: 10/7/2022

Deed Volume:

Deed Page:

Instrument: [D222245061](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MURPHY JAMES M;MURPHY SUSAN	10/26/2011	D211261327	0000000	0000000
DR HORTON - TEXAS LTD	11/22/2010	D210291217	0000000	0000000
C L TEXAS LP	1/1/2007	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	\$250,000	\$75,000	\$325,000	\$325,000
2024	\$250,000	\$75,000	\$325,000	\$325,000
2023	\$305,019	\$55,000	\$360,019	\$360,019
2022	\$242,570	\$55,000	\$297,570	\$250,800
2021	\$173,000	\$55,000	\$228,000	\$228,000
2020	\$173,000	\$55,000	\$228,000	\$228,000

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.