



**Address:** [8840 BLANCO CREEK TR](#)  
**City:** FORT WORTH  
**Georeference:** 817H-42-4  
**Subdivision:** ARCADIA PARK ADDITION  
**Neighborhood Code:** 3K500K

**Latitude:** 32.9011078412  
**Longitude:** -97.2935211176  
**TAD Map:** 2060-448  
**MAPSCO:** TAR-036A



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** ARCADIA PARK ADDITION  
Block 42 Lot 4

**Jurisdictions:**  
CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KELLER ISD (907)

**State Code:** A  
**Year Built:** 2008  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$473,912  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 41292871  
**Site Name:** ARCADIA PARK ADDITION-42-4  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,328  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,316  
**Land Acres<sup>\*</sup>:** 0.1449  
**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:**  
FAULKNER ARICKA LYN  
**Primary Owner Address:**  
8840 BLANCO CREEK TR  
FORT WORTH, TX 76244-4985

**Deed Date:** 5/7/2012  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D212237214](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SEIMEARS KAREN;SEIMEARS V MURAWKA	12/29/2009	<a href="#">D210005154</a>	0000000	0000000
NATL RESIDENTIAL NOMINEE SVCS	9/11/2009	<a href="#">D210005153</a>	0000000	0000000
BUEL CHRISTOPHER;BUEL KARLA	8/27/2008	<a href="#">D208337207</a>	0000000	0000000
K HOVNANIAN HOMES DFW LLC	4/17/2008	<a href="#">D208143351</a>	0000000	0000000
ARCADIA LOTS LTD	1/1/2007	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 <sup>+</sup>
2025	\$403,912	\$70,000	\$473,912	\$457,340
2024	\$403,912	\$70,000	\$473,912	\$415,764
2023	\$399,629	\$70,000	\$469,629	\$377,967
2022	\$342,573	\$55,000	\$397,573	\$343,606
2021	\$257,369	\$55,000	\$312,369	\$312,369
2020	\$230,000	\$55,000	\$285,000	\$285,000

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)
- DISABLED VET 70 to 99 PCT 11.22

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.