



Address: [8925 PRAIRIE DAWN DR](#)
City: FORT WORTH
Georeference: 34587-13-3
Subdivision: RIDGEVIEW FARMS
Neighborhood Code: 2N100I

Latitude: 32.9001366363
Longitude: -97.3381800872
TAD Map: 2048-448
MAPSCO: TAR-034D



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RIDGEVIEW FARMS Block 13
Lot 3

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: 2018
Personal Property Account: N/A
Agent: TAX RECOURSE LLC (00984)
Protest Deadline Date: 5/24/2024

Site Number: 800026510
Site Name: RIDGEVIEW FARMS 13 3
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,686
Percent Complete: 100%
Land Sqft^{*}: 5,489
Land Acres^{*}: 0.1260
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:
BAF ASSETS 6 LLC
Primary Owner Address:
5001 PLAZA ON THE LAKE STE 200
AUSTIN, TX 78746

Deed Date: 3/8/2023
Deed Volume:
Deed Page:
Instrument: [D223040845](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BAF 3 LLC	6/9/2022	D222153560		
MATHEW CYRIL;MATHEW PRINCEYMOL S;MATHEW SAJIMON	8/31/2018	D218196367		
LENNAR HOMES OF TEXAS SALES AND MARKETING LTD	8/30/2018	D218196366		
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	2/6/2018	D218026963		

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	\$225,000	\$80,000	\$305,000	\$305,000
2024	\$236,563	\$80,000	\$316,563	\$316,563
2023	\$273,468	\$55,000	\$328,468	\$328,468
2022	\$215,582	\$55,000	\$270,582	\$270,582
2021	\$188,721	\$55,000	\$243,721	\$243,721
2020	\$168,589	\$55,000	\$223,589	\$223,589

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.