



Address: [8428 MUDDY CREEK DR](#)
City: FORT WORTH
Georeference: 1605-30-3
Subdivision: BAR C RANCH
Neighborhood Code: 2N100Z

Latitude: 32.8936808303
Longitude: -97.3654332696
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 30 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: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 800027235
Site Name: BAR C RANCH 30 3
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,819
Percent Complete: 100%
Land Sqft^{*}: 5,500
Land Acres^{*}: 0.1263
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:

SHARROW JAMES SCOTT

Primary Owner Address:

8428 MUDDY CREEK DR
FORT WORTH, TX 76131

Deed Date: 12/24/2021

Deed Volume:

Deed Page:

Instrument: 2022-PR02096-1

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SHARROW BEVERLY	8/10/2018	D218178371		
D R HORTON - TEXAS LTD	2/27/2018	D218043255		



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	\$192,303	\$75,000	\$267,303	\$267,303
2024	\$256,621	\$75,000	\$331,621	\$331,621
2023	\$306,228	\$55,000	\$361,228	\$361,228
2022	\$261,192	\$55,000	\$316,192	\$316,192
2021	\$196,245	\$55,000	\$251,245	\$244,035
2020	\$166,850	\$55,000	\$221,850	\$221,850

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.