



**Address:** [8409 ARTESIAN SPRING DR](#)  
**City:** FORT WORTH  
**Georeference:** 1605-30-13  
**Subdivision:** BAR C RANCH  
**Neighborhood Code:** 2N100Z

**Latitude:** 32.8929886943  
**Longitude:** -97.3650921062  
**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 13

**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:** OWNWELL INC (12140)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 800027134  
**Site Name:** BAR C RANCH 30 13  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,635  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,500  
**Land Acres<sup>\*</sup>:** 0.1263  
**Pool:** N

<sup>+++</sup> Rounded.

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

**OWNER INFORMATION**

**Current Owner:**

DUX RYAN

**Primary Owner Address:**

349 SUGAR CREEK LN  
FORT WORTH, TX 76131

**Deed Date:** 12/22/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224070475](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PREST FAMILY REVOCABLE TRUST	10/1/2019	<a href="#">D219240928</a>		
PREST HALEY;PREST MATHEW	8/29/2018	<a href="#">D218193847</a>		
D R HORTON - TEXAS LTD	2/27/2018	<a href="#">D218043255</a>		



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	\$179,018	\$75,000	\$254,018	\$254,018
2024	\$220,542	\$75,000	\$295,542	\$295,542
2023	\$262,823	\$55,000	\$317,823	\$265,271
2022	\$224,447	\$55,000	\$279,447	\$241,155
2021	\$169,101	\$55,000	\$224,101	\$219,232
2020	\$144,302	\$55,000	\$199,302	\$199,302

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.