



Address: [8413 MUDDY CREEK DR](#)
City: FORT WORTH
Georeference: 1605-31-17
Subdivision: BAR C RANCH
Neighborhood Code: 2N100Z

Latitude: 32.8931422469
Longitude: -97.3659670387
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 31 Lot 17

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: None
Notice Sent Date: 5/1/2025
Notice Value: \$295,542
Protest Deadline Date: 5/24/2024

Site Number: 800027152
Site Name: BAR C RANCH 31 17
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,635
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:
ASHBY JAMES C
Primary Owner Address:
8413 MUDDY CREEK DR
FORT WORTH, TX 76131

Deed Date: 9/29/2018
Deed Volume:
Deed Page:
Instrument: [D218219857](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DR HORTON TEXAS LTD	4/12/2018	D218078901		



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	\$198,000	\$75,000	\$273,000	\$273,000
2024	\$220,542	\$75,000	\$295,542	\$291,798
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

- 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.