



**Address:** [9713 WILD PRAIRIE WAY](#)  
**City:** FORT WORTH  
**Georeference:** 7262N-R-3  
**Subdivision:** CHISHOLM TRAIL RANCH PH I SEC I  
**Neighborhood Code:** 4S004S

**Latitude:** 32.6046674549  
**Longitude:** -97.4060590113  
**TAD Map:** 2024-340  
**MAPSCO:** TAR-102Z



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** CHISHOLM TRAIL RANCH PH I  
SEC I Block R Lot 3

**Jurisdictions:**

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- CROWLEY ISD (912)

**Site Number:** 800070577  
**Site Name:** CHISHOLM TRAIL RANCH PH I SEC I Block R Lot 3  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,304  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,501  
**Land Acres<sup>\*</sup>:** 0.1263  
**Pool:** N

**State Code:** A  
**Year Built:** 2022  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

<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:**  
BOWDY TIARA ELAINE  
**Primary Owner Address:**  
9713 WILD PRAIRIE WAY  
CROWLEY, TX 76036

**Deed Date:** 8/30/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223163242](#)

| Previous Owners                             | Date      | Instrument                 | Deed Volume | Deed Page |
|---|-----------|----------------------------|-------------|-----------|
| LENNAR HOMES OF TEXAS SALES & MARKETING LTD | 8/30/2023 | <a href="#">D223163241</a> |             |           |



## VALUES

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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 | \$290,481          | \$70,000    | \$360,481    | \$360,481                    |
| 2024 | \$290,481          | \$70,000    | \$360,481    | \$360,481                    |
| 2023 | \$134,484          | \$70,000    | \$204,484    | \$204,484                    |
| 2022 | \$0                | \$42,000    | \$42,000     | \$42,000                     |
| 0    | \$0                | \$0         | \$0          | \$0                          |

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

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- 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.