



Address: [8649 THICKET RIDGE ST](#)
City: FORT WORTH
Georeference: 33014-31-23-71
Subdivision: PRIMROSE CROSSING
Neighborhood Code: 4S0041

Latitude: 32.6163793754
Longitude: -97.4284592039
TAD Map: 2018-344
MAPSCO: TAR-102T



Google Map or type unknown

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

PROPERTY DATA

Legal Description: PRIMROSE CROSSING Block 31 Lot 23

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)

State Code: A
Year Built: 2023
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 800070193
Site Name: PRIMROSE CROSSING Block 31 Lot 23
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,515
Percent Complete: 100%
Land Sqft^{*}: 6,330
Land Acres^{*}: 0.1453
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:
WILLIAMS TAMIKA CHAUNETTE
Primary Owner Address:
8649 TICKET RIDGE ST
FORT WORTH, TX 76123

Deed Date: 8/31/2023
Deed Volume:
Deed Page:
Instrument: [D223158604](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LENNAR HOMES OF TEXAS SALES AND MARKETING LTD	8/30/2023	D223158603		



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	\$202,149	\$70,000	\$272,149	\$272,149
2024	\$202,149	\$70,000	\$272,149	\$272,149
2023	\$0	\$49,000	\$49,000	\$49,000
2022	\$0	\$49,000	\$49,000	\$49,000
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

- 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.