



**Address:** [8624 WILLOWSUN WAY](#)  
**City:** FORT WORTH  
**Georeference:** 1605-2-35  
**Subdivision:** BAR C RANCH  
**Neighborhood Code:** 2N1007

**Latitude:** 32.8955937636  
**Longitude:** -97.3699904162  
**TAD Map:** 2042-444  
**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 2 Lot 35

**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:** 2022

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

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

**Site Number:** 800075471  
**Site Name:** BAR C RANCH Block 2 Lot 35  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,776  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,445  
**Land Acres<sup>\*</sup>:** 0.1250  
**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:**

MAHAJAN NITISH

**Primary Owner Address:**

3123 DENALI DR  
IRVING, TX 75063

**Deed Date:** 5/5/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223079210](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
D R HORTON - TEXAS LTD	9/8/2022	<a href="#">D222223189</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	\$219,627	\$75,000	\$294,627	\$294,627
2024	\$263,380	\$75,000	\$338,380	\$338,380
2023	\$37,838	\$75,000	\$112,838	\$112,838
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

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.