



Address: [8616 WILLOWSUN WAY](#)
City: FORT WORTH
Georeference: 1605-2-37
Subdivision: BAR C RANCH
Neighborhood Code: 2N1007

Latitude: 32.8953197969
Longitude: -97.3699825024
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 37

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

Site Number: 800075478
Site Name: BAR C RANCH Block 2 Lot 37
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size+++: 1,902
Percent Complete: 100%
Land Sqft*: 5,576
Land Acres*: 0.1280
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:

EMIRIAT SYLVIA
NZUKI PENINAH K
EMURIA ISAAC

Primary Owner Address:

8616 WILLOWSUN WAY
FORT WORTH, TX 76131

Deed Date: 8/23/2023
Deed Volume:
Deed Page:
Instrument: [D223153124](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
D R HORTON - TEXAS LTD	1/19/2023	D223009998		



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	\$289,746	\$75,000	\$364,746	\$364,746
2024	\$289,746	\$75,000	\$364,746	\$364,746
2023	\$0	\$52,500	\$52,500	\$52,500
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.