

## LOCATION

**Address:** [8509 PRAIRIE WIND TR](#)  
**City:** FORT WORTH  
**Georeference:** 42439G-1-20  
**Subdivision:** TRAILS OF WILLOW CREEK, THE  
**Neighborhood Code:** 4S360A

**Latitude:** 32.6281341935  
**Longitude:** -97.3359449644  
**TAD Map:** 2048-348  
**MAPSCO:** TAR-104M



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** TRAILS OF WILLOW CREEK,  
THE Block 1 Lot 20

**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:** 2006

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 40471101

**Site Name:** TRAILS OF WILLOW CREEK, THE-1-20

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,595

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,500

**Land Acres<sup>\*</sup>:** 0.1262

**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:**

CASS TRACY J

**Primary Owner Address:**

8509 PRAIRIE WIND TR  
FORT WORTH, TX 76134-8466

**Deed Date:** 12/8/2006

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D206403077](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RH OF TEXAS LP	5/11/2004	<a href="#">D204150436</a>	0000000	0000000
ARCADIA REALTY CORP	1/1/2004	0000000000000000	0000000	0000000

## 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	\$0	\$0	\$0	\$0
2024	\$181,000	\$40,000	\$221,000	\$208,292
2023	\$195,000	\$40,000	\$235,000	\$189,356
2022	\$140,000	\$40,000	\$180,000	\$172,142
2021	\$116,493	\$40,000	\$156,493	\$156,493
2020	\$116,493	\$40,000	\$156,493	\$156,493

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.