



Address: [8409 BEAUFORT CT](#)
City: FORT WORTH
Georeference: 25413-19-53
Subdivision: MEADOW CREEK SOUTH ADDITION
Neighborhood Code: 4S350D

Latitude: 32.6191830841
Longitude: -97.3608768093
TAD Map: 2042-344
MAPSCO: TAR-104N



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

PROPERTY DATA

Legal Description: MEADOW CREEK SOUTH ADDITION Block 19 Lot 53

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: 2002

Personal Property Account: N/A

Agent: RYAN LLC (00672F)

Protest Deadline Date: 5/15/2025

Site Number: 07976380

Site Name: MEADOW CREEK SOUTH ADDITION-19-53

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,744

Percent Complete: 100%

Land Sqft^{*}: 5,663

Land Acres^{*}: 0.1300

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:
CSH PROPERTY ONE LLC
Primary Owner Address:
1717 MAIN ST STE 2000
DALLAS, TX 75201

Deed Date: 12/14/2021
Deed Volume:
Deed Page:
Instrument: [D222006338](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ZILLOW HOMES PROPERTY TRUST	10/26/2021	D221315212		
CARTER KIMELE	9/26/2019	D219220492		
KING R C PARKINSON;KING SHANA	11/25/2002	00161930000074	0016193	0000074
PULTE HOME CORP OF TEXAS	1/1/2002	00000000000000	0000000	0000000

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	\$0	\$0	\$0	\$0
2024	\$198,146	\$40,000	\$238,146	\$238,146
2023	\$225,689	\$40,000	\$265,689	\$265,689
2022	\$192,249	\$40,000	\$232,249	\$232,249
2021	\$158,965	\$40,000	\$198,965	\$197,485
2020	\$139,532	\$40,000	\$179,532	\$179,532

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.