



Account Number: 42302003



Address: 8912 PRAIRIE DAWN DR

City: FORT WORTH

Georeference: 34587-10A-13 Subdivision: RIDGEVIEW FARMS Neighborhood Code: 2N100I **Latitude:** 32.8997334031 **Longitude:** -97.3376625348

**TAD Map:** 2048-448 **MAPSCO:** TAR-034D





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

## PROPERTY DATA

Legal Description: RIDGEVIEW FARMS Block 10A

Lot 13

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: 2018

Personal Property Account: N/A

Agent: None

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

**Site Number:** 800026434

**Site Name:** RIDGEVIEW FARMS 10A 13 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,560
Percent Complete: 100%

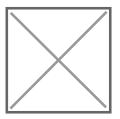
Land Sqft\*: 5,489 Land Acres\*: 0.1260

Pool: N

+++ Rounded

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



## **OWNER INFORMATION**

Current Owner:

PEREZ ANDRES

**Primary Owner Address:** 

8912 PRAIRIE DAWN DR FORT WORTH, TX 76131 Deed Date: 7/15/2023

**Deed Volume:** 

Deed Page:

Instrument: D223132695

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PEREZ ANDRES	11/30/2018	D218266700		
LENNAR HOMES OF TEXAS SALES & MARKETING LTD	11/29/2018	D218266699		
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	2/6/2018	D218026963		

## **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	\$217,056	\$80,000	\$297,056	\$297,056
2023	\$248,419	\$55,000	\$303,419	\$274,442
2022	\$196,091	\$55,000	\$251,091	\$249,493
2021	\$171,812	\$55,000	\$226,812	\$226,812
2020	\$153,616	\$55,000	\$208,616	\$208,616

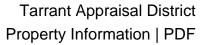
Pending indicates that the property record has not yet been completed for the indicated tax year.

## **EXEMPTIONS / SPECIAL APPRAISAL**

• HOMESTEAD GENERAL 11.13(b)

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.



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.

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