



## LOCATION

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**Address:** [8441 MUDDY CREEK DR](#)

**City:** FORT WORTH

**Georeference:** 1605-31-24

**Subdivision:** BAR C RANCH

**Neighborhood Code:** 2N100Z

**Latitude:** 32.8941685038

**Longitude:** -97.3659573655

**TAD Map:** 2036-444

**MAPSCO:** TAR-034E



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** BAR C RANCH Block 31 Lot 24

**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

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$351,073

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

**Site Number:** 800027159

**Site Name:** BAR C RANCH 31 24

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,391

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,454

**Land Acres<sup>\*</sup>:** 0.2400

**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

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**Current Owner:**

RICHARDSON MELISSA KATIE

**Primary Owner Address:**

8441 MUDDY CREEK DR  
FORT WORTH, TX 76131

**Deed Date:** 2/13/2025

**Deed Volume:**

**Deed Page:**

**Instrument:** [D225024503](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BROWN KEVIN GORDON;BROWN LISA CHAPMAN	10/29/2018	<a href="#">D218241677</a>		
DR HORTON TEXAS LTD	4/12/2018	<a href="#">D218078901</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	\$276,073	\$75,000	\$351,073	\$351,073
2024	\$276,073	\$75,000	\$351,073	\$343,190
2023	\$329,656	\$55,000	\$384,656	\$311,991
2022	\$281,005	\$55,000	\$336,005	\$283,628
2021	\$210,845	\$55,000	\$265,845	\$257,844
2020	\$179,404	\$55,000	\$234,404	\$234,404

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

- 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.