

## LOCATION

**Address:** [8313 MUDDY CREEK DR](#)  
**City:** FORT WORTH  
**Georeference:** 1605-32-12  
**Subdivision:** BAR C RANCH  
**Neighborhood Code:** 2N100Z

**Latitude:** 32.891734127  
**Longitude:** -97.3660353285  
**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

**Legal Description:** BAR C RANCH Block 32 Lot 12

**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:** 2020

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 800043884  
**Site Name:** BAR C RANCH 32 12  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,788  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 56,500  
**Land Acres<sup>\*</sup>:** 1.2971  
**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:**

STEWART RONALD YUJI

**Primary Owner Address:**

8313 MUDDY CREEK DR  
 FORT WORTH, TX 76131

**Deed Date:** 6/1/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220156532](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
D R HORTON - TEXAS LTD	2/21/2020	<a href="#">D220043338</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	\$0	\$0	\$0	\$0
2024	\$254,392	\$75,000	\$329,392	\$329,392
2023	\$303,439	\$55,000	\$358,439	\$302,125
2022	\$232,334	\$55,000	\$287,334	\$274,659
2021	\$194,690	\$55,000	\$249,690	\$249,690
2020	\$0	\$38,500	\$38,500	\$38,500

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.