



Address: [9440 CLAUDIA DR](#)
City: FORT WORTH
Georeference: 39560-17-12B
Subdivision: SOUTH SEMINARY ADDITION
Neighborhood Code: 4S360M

Latitude: 32.6159371146
Longitude: -97.3449385583
TAD Map: 2042-344
MAPSCO: TAR-104U



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SOUTH SEMINARY ADDITION
Block 17 Lot 12B

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: C1
Year Built: 0
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$15,000
Protest Deadline Date: 5/24/2024

Site Number: 02890011
Site Name: SOUTH SEMINARY ADDITION-17-12B
Site Class: C1 - Residential - Vacant Land
Parcels: 1
Approximate Size⁺⁺⁺: 0
Percent Complete: 0%
Land Sqft^{*}: 6,613
Land Acres^{*}: 0.1518
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:
FESTIVAL PROPERTIES LLC
Primary Owner Address:
2002 REYNOLD DR
COLLEYVILLE, TX 76034

Deed Date: 5/8/2024
Deed Volume:
Deed Page:
Instrument: [D224081095](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PHELPS T L	12/31/1900	000000000000000	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	\$15,000	\$15,000	\$15,000
2024	\$0	\$15,000	\$15,000	\$9,234
2023	\$0	\$7,695	\$7,695	\$7,695
2022	\$0	\$7,695	\$7,695	\$7,695
2021	\$0	\$7,695	\$7,695	\$7,695
2020	\$0	\$7,695	\$7,695	\$7,695

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.