



Address: [9466 TRANQUIL ACRES RD](#)
City: TARRANT COUNTY
Georeference: 42456--4
Subdivision: TRANQUIL ACRES UNREC
Neighborhood Code: 2A200C

Latitude: 32.8972822896
Longitude: -97.4559091002
TAD Map: 2012-444
MAPSCO: TAR-031C



Google Map or type unknown

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

PROPERTY DATA

Legal Description: TRANQUIL ACRES UNREC Lot 4

Jurisdictions:

TARRANT COUNTY (220)
EMERGENCY SVCS DIST #1 (222)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EAGLE MTN-SAGINAW ISD (918)

State Code: A

Year Built: 2019

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$1,219,905

Protest Deadline Date: 5/24/2024

Site Number: 03160904
Site Name: TRANQUIL ACRES UNREC-4
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,743
Percent Complete: 100%
Land Sqft^{*}: 23,999
Land Acres^{*}: 0.5509
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:

BOEDEKER MICHAEL
BOEDEKER SHAUNA

Primary Owner Address:

9466 TRANQUIL ACRES RD
FORT WORTH, TX 76179

Deed Date: 2/15/2018
Deed Volume:
Deed Page:
Instrument: [D218033923](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WESTCOTT MELVIN L;WESTCOTT SALLY	8/1/1988	00094360001263	0009436	0001263
WESTCOTT MELVIN 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	\$1,056,407	\$163,498	\$1,219,905	\$797,253
2024	\$1,056,407	\$163,498	\$1,219,905	\$724,775
2023	\$1,138,386	\$163,498	\$1,301,884	\$658,886
2022	\$784,257	\$100,410	\$884,667	\$598,987
2021	\$444,124	\$100,410	\$544,534	\$544,534
2020	\$444,124	\$100,410	\$544,534	\$544,534

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)
- HOMESTEAD DISABLED PERSON 11.13 (c)

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.