



Address: [9051 S NORMANDALE ST](#)
City: FORT WORTH
Georeference: 46075-88-5R
Subdivision: WESTERN HILLS ADD SEC III-VIII
Neighborhood Code: APT-Normandale

Latitude: 32.7257009205
Longitude: -97.4748617664
TAD Map: 2006-384
MAPSCO: TAR-073N



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

PROPERTY DATA

Legal Description: WESTERN HILLS ADD SEC III-VIII Block 88 Lot 5R

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: BC

Year Built: 1980

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$13,921,653

Protest Deadline Date: 5/31/2024

Site Number: 80239145

Site Name: THE FALLS & THE OAKS

Site Class: APTIndMtr - Apartment-Individual Meter

Parcels: 2

Primary Building Name: OAK VILLAGE / 03435075

Primary Building Type: Multi-Family

Gross Building Area⁺⁺⁺: 113,686

Net Leasable Area⁺⁺⁺: 110,984

Percent Complete: 100%

Land Sqft^{*}: 267,458

Land Acres^{*}: 6.1399

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

PECOS HOUSING FINANCE CORPORATION

Primary Owner Address:

2101 CEDAR SPRINGS RD SUITE 1525
ATTN REED A STANDLY
DALLAS, TX 75201

Deed Date: 2/15/2025

Deed Volume:

Deed Page:

Instrument: [D225025702](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
9051 NORMANDALE DE LLC	2/14/2025	D225025701		
9051 NORMANDALE APARTMENTS LP	12/14/2020	D221002886		
DIJ FALLS & OAKS LLC	1/23/2017	D217018584		
AV OAK VILLAGE LLC	11/23/2010	D210291976	0000000	0000000
JPMC 2007-C3 TRAILS APT LLC	4/1/2008	D208112120	0000000	0000000
M B S THE TRAILS LTD	3/26/1998	00131450000293	0013145	0000293
MUTUAL LIFE INS CO NEW YORK	2/2/1988	00091810002238	0009181	0002238
TRAILS ASSOC LTD THE	1/7/1986	00084200000508	0008420	0000508
D R W PROPERTY CO 87	12/18/1984	00080380000462	0008038	0000462
CREATIVE REALTY GROUP MGMT	12/31/1900	00000000000000	0000000	0000000
TRAILS ASSOC LTD	12/30/1900	00000000000000	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	\$12,985,550	\$936,103	\$13,921,653	\$13,921,653
2024	\$9,966,116	\$936,103	\$10,902,219	\$10,902,219
2023	\$9,346,002	\$936,103	\$10,282,105	\$10,282,105
2022	\$7,769,139	\$936,103	\$8,705,242	\$8,705,242
2021	\$7,214,791	\$936,103	\$8,150,894	\$8,150,894
2020	\$6,466,278	\$936,103	\$7,402,381	\$7,402,381

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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- PUBLIC PROPERTY 11.11

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.