



**Address:** [9817 CREEKSIDE DR](#)  
**City:** TARRANT COUNTY  
**Georeference:** A 349-2B06  
**Subdivision:** CASTEEL, NANCY SURVEY  
**Neighborhood Code:** 4A100B

**Latitude:** 32.7126615494  
**Longitude:** -97.4995347285  
**TAD Map:** 2000-380  
**MAPSCO:** TAR-072T



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** CASTEEL, NANCY SURVEY  
Abstract 349 Tract 2B06

**Jurisdictions:**

TARRANT COUNTY (220)  
EMERGENCY SVCS DIST #1 (222)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905)

**State Code:** A

**Year Built:** 1971

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$322,502

**Protest Deadline Date:** 5/24/2024

**Site Number:** 03831884

**Site Name:** CASTEEL, NANCY SURVEY 349 2B06

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,414

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 26,218

**Land Acres<sup>\*</sup>:** 0.6000

**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

**Current Owner:**

FRANKO JAMES EDWARD JR  
NICHOLSON VANESSA PAIGE

**Primary Owner Address:**

9817 CREEKSIDE DR  
FORT WORTH, TX 76126

**Deed Date:** 6/30/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220154598](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SUSJIM LLC	1/28/2020	<a href="#">D220022395</a>		
FWE INVEST LLC	9/16/2019	<a href="#">D219214151</a>		
SMITH JAMES	2/24/2017	<a href="#">D217042232</a>		
SMITH DERALD A TR	12/8/1998	00135580000509	0013558	0000509
SMITH DERALD	8/7/1998	00000000000000	0000000	0000000
SMITH DERALD;SMITH MYRA	4/20/1998	00131810000021	0013181	0000021
SMITH D A;SMITH MYRA V	12/31/1900	00050360000574	0005036	0000574

## 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	\$234,000	\$24,000	\$258,000	\$258,000
2024	\$298,502	\$24,000	\$322,502	\$283,747
2023	\$241,364	\$24,000	\$265,364	\$257,952
2022	\$245,620	\$24,000	\$269,620	\$234,502
2021	\$189,184	\$24,000	\$213,184	\$213,184
2020	\$192,407	\$24,000	\$216,407	\$216,407

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.