



Address: [9240 CHRISTOPHER CIR](#)
City: FORT WORTH
Georeference: 39603-1-11
Subdivision: SOUTHFIELD ADDITION
Neighborhood Code: 1E030F

Latitude: 32.6203709023
Longitude: -97.2991496035
TAD Map: 2060-344
MAPSCO: TAR-105R



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SOUTHFIELD ADDITION Block 1
Lot 11 & 12

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EVERMAN ISD (904)

State Code: A

Year Built: 1995

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$195,250

Protest Deadline Date: 5/24/2024

Site Number: 05485428

Site Name: SOUTHFIELD ADDITION-1-11-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,236

Percent Complete: 100%

Land Sqft^{*}: 4,941

Land Acres^{*}: 0.1134

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:

RUEDA OMAR
ZABINSKY MADISON ARIN

Primary Owner Address:

9240 CHRISTOPHER CIR
FORT WORTH, TX 76140

Deed Date: 3/14/2025

Deed Volume:

Deed Page:

Instrument: [D225045259](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COLE BRANDI DOUCET;COLE PAUL T	4/13/2018	D218079089		
SANDOVAL BRENDA	1/10/2006	D206014808	0000000	0000000
MUNOZ MANUEL GUZMAN	10/21/1995	00121500001838	0012150	0001838
B D I SYSTEMS INC	1/20/1995	00118610001262	0011861	0001262
SAROSI JENO	10/27/1992	00108460000888	0010846	0000888
VISION BANC SAVINGS ASSOC	12/1/1987	00091330000541	0009133	0000541
SOUTHFIELD JV III	8/4/1986	00086360000710	0008636	0000710
SOUTHFIELD DEVELOPMENT INC	1/1/1984	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	\$160,250	\$35,000	\$195,250	\$190,333
2024	\$160,250	\$35,000	\$195,250	\$173,030
2023	\$165,554	\$35,000	\$200,554	\$157,300
2022	\$155,643	\$35,000	\$190,643	\$143,000
2021	\$95,000	\$35,000	\$130,000	\$130,000
2020	\$95,000	\$35,000	\$130,000	\$130,000

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.