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Address: [9040 CHRISTOPHER CIR](#)
City: FORT WORTH
Georeference: 39603-1-53
Subdivision: SOUTHFIELD ADDITION
Neighborhood Code: 1E030F

Latitude: 32.6214891413
Longitude: -97.3004059223
TAD Map: 2060-344
MAPSCO: TAR-105R



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

PROPERTY DATA

Legal Description: SOUTHFIELD ADDITION Block 1
Lot 53 & 54 50% UNDIVIDED INTEREST

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)
Site Number: 05486246
Site Name: SOUTHFIELD ADDITION Block 1 Lot 53 & 54 50% UNDIVIDED INTEREST
Site Class: A1 - Residential - Single Family
Parcels: 2
Approximate Size **+++**: 1,324

State Code: A **Percent Complete:** 100%

Year Built: 2001 **Land Sqft** *****: 5,913

Personal Property Account: N/A **Land Acres** *****: 0.1357

Agent: None **Pool:** N

Notice Sent Date:

4/15/2025

Notice Value: \$117,901

Protest Deadline Date: 5/24/2024

+++ Rounded.

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

OWNER INFORMATION

Current Owner:

TAGUIAM CORAZON M

Primary Owner Address:

9040 CHRISTOPHER CIR
FORT WORTH, TX 76140-5154

Deed Date: 1/1/2021

Deed Volume:

Deed Page:

Instrument: [D201312336](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
QUEJADO RAQUEL C;TAGUIAM CORAZON M	12/12/2001	00153370000226	0015337	0000226
WELLS FRAMING CONTRACTORS INC	12/28/2000	00146760000040	0014676	0000040
SAROSI JENO	10/27/1992	001084600000888	0010846	0000888
VISION BANC SAVINGS ASSOC	12/1/1987	000913300000541	0009133	0000541
SOUTHFIELD JV III	8/4/1986	000863600000710	0008636	0000710
SOUTHFIELD DEVELOPMENT INC	1/1/1984	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	\$100,401	\$17,500	\$117,901	\$107,605
2024	\$100,401	\$17,500	\$117,901	\$97,823
2023	\$100,888	\$17,500	\$118,388	\$88,930
2022	\$86,670	\$17,500	\$104,170	\$80,845
2021	\$68,620	\$17,500	\$86,120	\$73,495
2020	\$117,115	\$35,000	\$152,115	\$133,628

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.