



Address: [9049 SAN JOAQUIN TR](#)
City: FORT WORTH
Georeference: 34557-28-26
Subdivision: RIVER TRAILS ADDITION
Neighborhood Code: 3T010A

Latitude: 32.7962847334
Longitude: -97.1829943008
TAD Map: 2096-408
MAPSCO: TAR-067A



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RIVER TRAILS ADDITION Block
28 Lot 26

Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
HURST-EULESS-BEDFORD ISD (916)

State Code: A
Year Built: 1995
Personal Property Account: N/A
Agent: CHANDLER CROUCH (11730)
Protest Deadline Date: 5/24/2024

Site Number: 06780350
Site Name: RIVER TRAILS ADDITION-28-26
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,131
Percent Complete: 100%
Land Sqft^{*}: 6,882
Land Acres^{*}: 0.1580
Pool: N

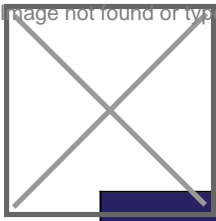
+++ Rounded.

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

OWNER INFORMATION

Current Owner:
TWEEDY FAMILY LIVING TRUST
Primary Owner Address:
9049 SAN JOAQUIN TRL
FORT WORTH, TX 76118

Deed Date: 8/27/2015
Deed Volume:
Deed Page:
Instrument: [D215199971](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
TWEEDY LARRY D;TWEEDY LONNA K	11/1/1995	00121560000520	0012156	0000520
CRESCENT BUILDERS INC	2/9/1995	00118790002198	0011879	0002198
DTT CORPORATION	1/1/1995	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	\$275,670	\$70,000	\$345,670	\$345,670
2024	\$275,670	\$70,000	\$345,670	\$345,670
2023	\$316,433	\$50,000	\$366,433	\$328,544
2022	\$265,097	\$50,000	\$315,097	\$298,676
2021	\$221,524	\$50,000	\$271,524	\$271,524
2020	\$202,878	\$50,000	\$252,878	\$252,878

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.