



Address: [9450 OLD DECATUR RD](#)
City: FORT WORTH
Georeference: 44455--10B
Subdivision: VAN ZANDT FARMS ADDITION
Neighborhood Code: 2N300D

Latitude: 32.8943562585
Longitude: -97.3957704398
TAD Map: 2030-444
MAPSCO: TAR-033F



Google Map or type unknown

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

PROPERTY DATA

Legal Description: VAN ZANDT FARMS ADDITION
Lot 10B

Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EAGLE MTN-SAGINAW ISD (918)

State Code: A
Year Built: 2001
Personal Property Account: N/A
Agent: UPTG (00670)
Notice Sent Date: 4/15/2025
Notice Value: \$547,000
Protest Deadline Date: 5/24/2024

Site Number: 07090587
Site Name: VAN ZANDT FARMS ADDITION-10B
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,988
Percent Complete: 100%
Land Sqft^{*}: 116,915
Land Acres^{*}: 2.6840
Pool: Y

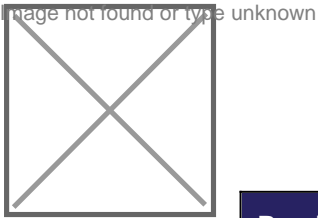
+++ Rounded.

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

OWNER INFORMATION

Current Owner:
DAVIS MICHAEL
DAVIS MICHELE
Primary Owner Address:
9450 OLD DECATUR RD
FORT WORTH, TX 76179

Deed Date: 7/28/2000
Deed Volume: 0014922
Deed Page: 0000196
Instrument: 00149220000196



Previous Owners	Date	Instrument	Deed Volume	Deed Page
REED KENNETH	1/1/1997	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	\$439,640	\$107,360	\$547,000	\$480,244
2024	\$439,640	\$107,360	\$547,000	\$436,585
2023	\$448,225	\$107,360	\$555,585	\$396,895
2022	\$253,454	\$107,360	\$360,814	\$360,814
2021	\$253,640	\$107,360	\$361,000	\$361,000
2020	\$255,751	\$105,249	\$361,000	\$356,708

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.