



**Address:** [9752 RANCHO DR](#)  
**City:** FORT WORTH  
**Georeference:** 9617-A-25  
**Subdivision:** DEERFIELD ADDITION  
**Neighborhood Code:** 3K300B

**Latitude:** 32.9164878358  
**Longitude:** -97.2620231031  
**TAD Map:** 2072-452  
**MAPSCO:** TAR-022V



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** DEERFIELD ADDITION Block A  
Lot 25

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KELLER ISD (907)

**State Code:** A

**Year Built:** 2001

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$726,638

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

**Site Number:** 07586752

**Site Name:** DEERFIELD ADDITION-A-25

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,462

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 21,400

**Land Acres<sup>\*</sup>:** 0.4912

**Pool:** Y

<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:**

FRANCIS ANNIES  
PEECHATTUKUDY JOSEPH

**Primary Owner Address:**

9752 RANCHO DR  
FORT WORTH, TX 76244

**Deed Date:** 1/27/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221032761](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FRANCIS ANNIES	9/27/2007	<a href="#">D207352988</a>	0000000	0000000
SAWYER CHRISTI;SAWYER MATTHEW	3/29/2001	00148030000127	0014803	0000127
FIRST TEXAS HOMES INC	2/16/2000	00142310000445	0014231	0000445
DEERFIELD PARTNERS LP ETAL	1/1/2000	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 <sup>+</sup>
2025	\$626,638	\$100,000	\$726,638	\$547,671
2024	\$626,638	\$100,000	\$726,638	\$497,883
2023	\$520,609	\$100,000	\$620,609	\$452,621
2022	\$445,000	\$80,000	\$525,000	\$411,474
2021	\$294,067	\$80,000	\$374,067	\$374,067
2020	\$294,067	\$80,000	\$374,067	\$374,067

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.