



Address: [9509 COURTRIGHT DR](#)
City: FORT WORTH
Georeference: 17781C-22-2
Subdivision: HERITAGE ADDITION-FORT WORTH
Neighborhood Code: 3K500A

Latitude: 32.9120817451
Longitude: -97.3017607153
TAD Map: 2060-452
MAPSCO: TAR-021Z



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HERITAGE ADDITION-FORT WORTH Block 22 Lot 2

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CFW PID #7 HERITAGE - RESIDENTIAL (608)
KELLER ISD (907)

Site Number: 07675658
Site Name: HERITAGE ADDITION-FORT WORTH-22-2
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,508
Percent Complete: 100%
Land Sqft^{*}: 6,926
Land Acres^{*}: 0.1589
Pool: N

State Code: A
Year Built: 2001
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$386,975
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:
HCDGAIK, LLC
Primary Owner Address:
94 CASA LN
COLLEYVILLE, TX 76034

Deed Date: 12/12/2024
Deed Volume:
Deed Page:
Instrument: [D224223061](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-----------------------------------|------------|---------------------------------|-------------|-----------|
| CHATTHA HARMIT | 7/31/2023 | D223137374 | | |
| ALLEN ESTHER M;ALLEN JOEL C | 9/26/2018 | D2191907041-COR | | |
| ALLEN JC | 9/25/2018 | D218214484 | | |
| MANESS BONITA S TR | 2/17/2011 | D211044657 | 0000000 | 0000000 |
| HUTCHINS AARON J;HUTCHINS TONYA R | 8/1/2005 | D205231293 | 0000000 | 0000000 |
| MHI MODELS LTD | 2/20/2002 | 00155240000016 | 0015524 | 0000016 |
| MHI PARTNERSHIP LTD | 11/28/2000 | 00146410000068 | 0014641 | 0000068 |
| HILLWOOD ALLIANCE RESIDNTL LP | 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 ⁺ |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$286,975 | \$100,000 | \$386,975 | \$386,975 |
| 2024 | \$286,975 | \$100,000 | \$386,975 | \$386,975 |
| 2023 | \$282,700 | \$100,000 | \$382,700 | \$324,500 |
| 2022 | \$210,000 | \$85,000 | \$295,000 | \$295,000 |
| 2021 | \$210,000 | \$85,000 | \$295,000 | \$295,000 |
| 2020 | \$206,441 | \$83,559 | \$290,000 | \$290,000 |

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

There are no exemptions for this property

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.