



**Address:** [11409 ROUND LN W](#)  
**City:** TARRANT COUNTY  
**Georeference:** 44456-6-9  
**Subdivision:** VAN ZANDT FARMS-FOSSIL CREEK  
**Neighborhood Code:** 2N300H

**Latitude:** 32.9310841327  
**Longitude:** -97.3811071081  
**TAD Map:** 2036-456  
**MAPSCO:** TAR-019L



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** VAN ZANDT FARMS-FOSSIL CREEK Block 6 Lot 9

**Jurisdictions:**

TARRANT COUNTY (220)  
EMERGENCY SVCS DIST #1 (222)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
NORTHWEST ISD (911)

**State Code:** A

**Year Built:** 2001

**Personal Property Account:** N/A

**Agent:** OCONNOR & ASSOCIATES (00436)

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

**Site Number:** 07784066

**Site Name:** VAN ZANDT FARMS-FOSSIL CREEK-6-9

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,670

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 49,658

**Land Acres<sup>\*</sup>:** 1.1399

**Pool:** N

<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:**

DOWNING JOHN R  
DOWNING FRANCES

**Primary Owner Address:**

11409 ROUND LN W  
HASLET, TX 76052-4164

**Deed Date:** 10/18/2001

**Deed Volume:** 0015210

**Deed Page:** 0000030

**Instrument:** 001521000000030

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MONTCLAIRE CUSTOM HOMES INC	4/6/2001	00148260000264	0014826	0000264
VAN ZANDT PARTNERS LTD	1/1/2001	0000000000000000	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	\$398,434	\$136,778	\$535,212	\$535,212
2024	\$420,735	\$136,778	\$557,513	\$557,513
2023	\$536,412	\$85,000	\$621,412	\$514,426
2022	\$447,329	\$85,000	\$532,329	\$467,660
2021	\$340,145	\$85,000	\$425,145	\$425,145
2020	\$340,145	\$85,000	\$425,145	\$425,145

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.