



Address: [9613 LANKFORD TR](#)
City: FORT WORTH
Georeference: 17781C-28-16
Subdivision: HERITAGE ADDITION-FORT WORTH
Neighborhood Code: 3K500E

Latitude: 32.9151869734
Longitude: -97.3016359506
TAD Map: 2060-452
MAPSCO: TAR-021V



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 28 Lot 16

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: 07796366

Site Name: HERITAGE ADDITION-FORT WORTH-28-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,509

Percent Complete: 100%

Land Sqft^{*}: 7,840

Land Acres^{*}: 0.1799

Pool: N

State Code: A

Year Built: 2006

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$538,738

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:

GUZMAN MARIANNA B
GONZALEZ CARLOS F

Primary Owner Address:

9613 LANKFORD TRL
FORT WORTH, TX 76244

Deed Date: 12/16/2014

Deed Volume:

Deed Page:

Instrument: [D214273876](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN LOAN L VU;NGUYEN VU A	5/11/2007	D207190707	0000000	0000000
MORRISON HOMES OF TEXAS	4/4/2002	D202102298	0015606	0000038
SHEFFIELD DEVELOPMENT CO ETAL	8/25/2001	00153270000284	0015327	0000284
SHEFFIELD DEVELOPMENT CO INC	1/1/2001	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	\$463,738	\$75,000	\$538,738	\$538,738
2024	\$463,738	\$75,000	\$538,738	\$511,851
2023	\$483,508	\$75,000	\$558,508	\$465,319
2022	\$373,017	\$50,000	\$423,017	\$423,017
2021	\$339,457	\$50,000	\$389,457	\$389,457
2020	\$305,388	\$50,000	\$355,388	\$355,388

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.