



**Address:** [9700 LACEY LN](#)  
**City:** FORT WORTH  
**Georeference:** 17781C-40-1  
**Subdivision:** HERITAGE ADDITION-FORT WORTH  
**Neighborhood Code:** 3K500M

**Latitude:** 32.9167843663  
**Longitude:** -97.2977012988  
**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 40 Lot 1

**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)

**State Code:** A  
**Year Built:** 2003  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 40140024  
**Site Name:** HERITAGE ADDITION-FORT WORTH-40-1  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,753  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 13,503  
**Land Acres<sup>\*</sup>:** 0.3099  
**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:**  
DANIEL JOHN THOMAS  
**Primary Owner Address:**  
2294 Warburton Ave  
Santa Clara, CA 95050

**Deed Date:** 1/25/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223014642](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COPELAND JENNIFER	11/9/2022	<a href="#">D222268036</a>		
COPELAND MATTHEW;LOWE JENNIFER M	11/20/2019	<a href="#">D219274627</a>		
COPELAND JENNIFE;COPELAND MATTHEW	12/31/2003	<a href="#">D204005857</a>	0000000	0000000
HIGHLAND HOME LTD	3/12/2003	00164980000055	0016498	0000055
HILLWOOD RESIDENTIAL SERVICE	1/1/2002	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	\$467,206	\$90,000	\$557,206	\$557,206
2024	\$467,206	\$90,000	\$557,206	\$557,206
2023	\$501,721	\$90,000	\$591,721	\$591,721
2022	\$371,366	\$70,000	\$441,366	\$391,600
2021	\$286,000	\$70,000	\$356,000	\$356,000
2020	\$275,303	\$70,000	\$345,303	\$345,303

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.