



**Address:** [9328 MONCRIEF ST](#)  
**City:** FORT WORTH  
**Georeference:** 17781C-53-8  
**Subdivision:** HERITAGE ADDITION-FORT WORTH  
**Neighborhood Code:** 3K800A

**Latitude:** 32.9099705998  
**Longitude:** -97.2822465804  
**TAD Map:** 2066-452  
**MAPSCO:** TAR-022X



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 53 Lot 8

**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:** 2005

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Site Number:** 40230961

**Site Name:** HERITAGE ADDITION-FORT WORTH-53-8

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,140

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,534

**Land Acres<sup>\*</sup>:** 0.1500

**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:**

SARAVANAN'S FAMILY TRUST

**Primary Owner Address:**

9328 MONCRIEF ST  
FORT WORTH, TX 76244

**Deed Date:** 11/7/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222269740](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SARAVANAN DEEPIKA;VISWANATHAN SARAVANAN	6/30/2022	<a href="#">D222167804</a>		
COHICK DEANNA L;COHICK STEVEN A	6/1/2012	<a href="#">D212132936</a>	0000000	0000000
CARSON CHRISTOPHER;CARSON D	2/6/2006	<a href="#">D206039656</a>	0000000	0000000
STANDARD PACIFIC HOMES	1/1/2003	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	\$388,157	\$75,000	\$463,157	\$463,157
2024	\$388,157	\$75,000	\$463,157	\$463,157
2023	\$457,893	\$75,000	\$532,893	\$532,893
2022	\$351,276	\$65,000	\$416,276	\$406,717
2021	\$306,297	\$65,000	\$371,297	\$369,743
2020	\$271,130	\$65,000	\$336,130	\$336,130

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.