



Address: [9508 TOMAHAWK TR](#)
City: FORT WORTH
Georeference: 25812-2-9
Subdivision: MERWICK ADDITION
Neighborhood Code: 3K300C

Latitude: 32.9121662656
Longitude: -97.2684642754
TAD Map: 2066-452
MAPSCO: TAR-022Z



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MERWICK ADDITION Block 2
Lot 9

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)

State Code: A

Year Built: 2003

Personal Property Account: N/A

Agent: OOWNWELL INC (12140)

Notice Sent Date: 4/15/2025

Notice Value: \$333,423

Protest Deadline Date: 7/12/2024

Site Number: 40252639

Site Name: MERWICK ADDITION-2-9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,826

Percent Complete: 100%

Land Sqft^{*}: 7,750

Land Acres^{*}: 0.1779

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

SHABANIAN SHAHDAD

Primary Owner Address:

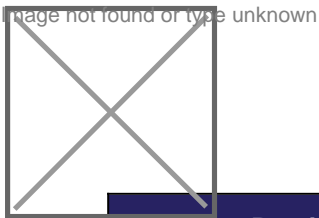
9508 TOMAHAWK TR
KELLER, TX 76244-7123

Deed Date: 4/17/2006

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D206125061](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
JOVAINI J;JOVAINI S SHABANIAN	1/28/2004	D204035042	0000000	0000000
S & L MANANGEMENT LP	7/17/2003	D203269673	0016978	0000003
MANHATTAN MARATHON INVEST LP	1/1/2003	000000000000000	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	\$288,423	\$45,000	\$333,423	\$333,423
2024	\$288,423	\$45,000	\$333,423	\$324,341
2023	\$291,826	\$60,000	\$351,826	\$294,855
2022	\$248,574	\$50,000	\$298,574	\$268,050
2021	\$193,682	\$50,000	\$243,682	\$243,682
2020	\$178,209	\$50,000	\$228,209	\$228,209

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.