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**Address:** [9713 FORNEY TR](#)  
**City:** FORT WORTH  
**Georeference:** 17781C-46-12  
**Subdivision:** HERITAGE ADDITION-FORT WORTH  
**Neighborhood Code:** 3K500F

**Latitude:** 32.9157977595  
**Longitude:** -97.29108413  
**TAD Map:** 2060-452  
**MAPSCO:** TAR-022S



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

## PROPERTY DATA

**Legal Description:** HERITAGE ADDITION-FORT WORTH Block 46 Lot 12

**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:** 40324702  
**Site Name:** HERITAGE ADDITION-FORT WORTH-46-12  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,787  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,098  
**Land Acres<sup>\*</sup>:** 0.1399  
**Pool:** N

**State Code:** A

**Year Built:** 2005

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

<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

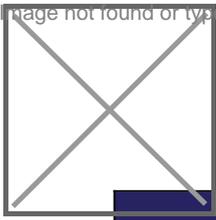
**Current Owner:**

CIPRIANO GILBERT  
CIPRIANO M JARAMILL

**Primary Owner Address:**

9713 FORNEY TR  
FORT WORTH, TX 76244-5885

**Deed Date:** 6/14/2007  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D207210414](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
FANNIE MAE	4/3/2007	<a href="#">D207124182</a>	0000000	0000000
SMITH DONALD H;SMITH REBECCA	5/23/2005	<a href="#">D205164292</a>	0000000	0000000
RAH OF TEXAS LP	12/2/2004	<a href="#">D204378453</a>	0000000	0000000
NORTH FW DEVELOPMENT JV	8/28/2003	<a href="#">D204035373</a>	0000000	0000000
SHEFFIELD L P	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	\$324,520	\$80,000	\$404,520	\$404,520
2024	\$324,520	\$80,000	\$404,520	\$404,520
2023	\$374,116	\$80,000	\$454,116	\$369,885
2022	\$335,248	\$55,000	\$390,248	\$336,259
2021	\$266,363	\$55,000	\$321,363	\$305,690
2020	\$222,900	\$55,000	\$277,900	\$277,900

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.