



Address: [9316 CYNTHIA CT](#)
City: FORT WORTH
Georeference: 16945-18-42
Subdivision: HAMLET ADDITION-FORT WORTH
Neighborhood Code: 1E030D

Latitude: 32.6188678116
Longitude: -97.2970634588
TAD Map: 2060-344
MAPSCO: TAR-105R



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HAMLET ADDITION-FORT WORTH Block 18 Lot 42

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EVERMAN ISD (904)

State Code: A

Year Built: 2005

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 40585069

Site Name: HAMLET ADDITION-FORT WORTH-18-42

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,855

Percent Complete: 100%

Land Sqft^{*}: 5,281

Land Acres^{*}: 0.1212

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:

AO PROPCO 1 LLC

Primary Owner Address:

199 LAYFAYETTE ST FLOOR 7
NEW YORK, NY 10012

Deed Date: 6/30/2022

Deed Volume:

Deed Page:

Instrument: [D222167174](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GERRYLYNN INC	8/22/2012	D212206636	0000000	0000000
HALL VICKI	3/28/2012	D212086522	0000000	0000000
BANK OF AMERICA	1/3/2012	D212048402	0000000	0000000
ROBINSON LIONEL	3/1/2006	D206067001	0000000	0000000
WELLS FRAMING CONTRACTORS INC	1/1/2004	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	\$196,411	\$31,686	\$228,097	\$228,097
2024	\$243,913	\$31,686	\$275,599	\$275,599
2023	\$305,082	\$45,000	\$350,082	\$350,082
2022	\$123,000	\$35,000	\$158,000	\$158,000
2021	\$123,000	\$35,000	\$158,000	\$158,000
2020	\$129,686	\$28,314	\$158,000	\$158,000

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.