



**Address:** [9305 CYNTHIA CT](#)  
**City:** FORT WORTH  
**Georeference:** 16945-18-64  
**Subdivision:** HAMLET ADDITION-FORT WORTH  
**Neighborhood Code:** 1E030D

**Latitude:** 32.6193640214  
**Longitude:** -97.2966436624  
**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 64

**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:** THE RAY TAX GROUP LLC (01008)

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

**Site Number:** 40585239

**Site Name:** HAMLET ADDITION-FORT WORTH-18-64

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,428

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,157

**Land Acres<sup>\*</sup>:** 0.1183

**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:**

RICHARDS O'BRIEN  
RICHARDS MARCIA R

**Primary Owner Address:**

7013 SAN ANTONIO DR  
FORT WORTH, TX 76131-2847

**Deed Date:** 3/3/2010

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D210058419](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FEDERAL LNATIONAL MORT ASSN	6/16/2009	<a href="#">D209169267</a>	0000000	0000000
MORTGAGE ELEC REG SYSTEMS INC	6/2/2009	<a href="#">D209165411</a>	0000000	0000000
FLOWERS FRANCESS	3/31/2006	<a href="#">D206098986</a>	0000000	0000000
WELLS FRAMING CONTRACTORS INC	1/1/2004	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	\$212,058	\$30,942	\$243,000	\$243,000
2024	\$212,058	\$30,942	\$243,000	\$243,000
2023	\$221,000	\$45,000	\$266,000	\$266,000
2022	\$165,000	\$35,000	\$200,000	\$200,000
2021	\$114,500	\$35,000	\$149,500	\$149,500
2020	\$114,500	\$35,000	\$149,500	\$149,500

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.