



Address: [9008 BROOK HILL LN](#)
City: FORT WORTH
Georeference: 817H-33-12
Subdivision: ARCADIA PARK ADDITION
Neighborhood Code: 3K500K

Latitude: 32.9039379989
Longitude: -97.2922002773
TAD Map: 2060-448
MAPSCO: TAR-036A



Google Map or type unknown

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

PROPERTY DATA

Legal Description: ARCADIA PARK ADDITION
Block 33 Lot 12

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)

State Code: A

Year Built: 2010

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Notice Sent Date: 4/15/2025

Notice Value: \$445,989

Protest Deadline Date: 5/24/2024

Site Number: 40590054

Site Name: ARCADIA PARK ADDITION Block 33 Lot 12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,387

Percent Complete: 100%

Land Sqft^{*}: 5,500

Land Acres^{*}: 0.1262

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:

PRADHAN BUDHA BIR
GIRI SHANTI

Primary Owner Address:

9008 BROOK HILL LN
FORT WORTH, TX 76244

Deed Date: 1/19/2022

Deed Volume:

Deed Page:

Instrument: [D222026053](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RUFFIN JENNIFER	1/1/2017	D210125774		
RUFFIN EDWARD;RUFFIN JENNIFER	5/24/2010	D210125774	0000000	0000000
K HOVNANIAN HOMES-DFW LLC	7/29/2008	D209205704	0000000	0000000
DREES CUSTOM HOMES LP	3/7/2006	D206069617	0000000	0000000
ARCADIA LOTS LTD	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	\$354,489	\$91,500	\$445,989	\$445,989
2024	\$370,000	\$70,000	\$440,000	\$440,000
2023	\$371,709	\$70,000	\$441,709	\$441,709
2022	\$175,746	\$27,500	\$203,246	\$193,435
2021	\$155,848	\$27,500	\$183,348	\$175,850
2020	\$132,364	\$27,500	\$159,864	\$159,864

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.