



Address: [9725 MANASSAS RD](#)
City: FORT WORTH
Georeference: 32942D-9-2
Subdivision: PRESIDIO VILLAGE
Neighborhood Code: 2Z2010

Latitude: 32.9173142529
Longitude: -97.3311006568
TAD Map: 2048-452
MAPSCO: TAR-021S



Google Map or type unknown

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

PROPERTY DATA

Legal Description: PRESIDIO VILLAGE Block 9 Lot 2

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
NORTHWEST ISD (911)

State Code: A

Year Built: 2005

Personal Property Account: N/A

Agent: RYAN LLC (00320R)

Protest Deadline Date: 5/24/2024

Site Number: 40685845

Site Name: PRESIDIO VILLAGE-9-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,945

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:

AMH 2014-3 BORROWER LLC

Primary Owner Address:

23975 PARK SORRENTO STE 300
CALABASAS, CA 91302

Deed Date: 11/25/2014

Deed Volume:

Deed Page:

Instrument: [D214268283](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AMERICAN HOMES 4 RENT PROP TWO	6/3/2013	D213140775	0000000	0000000
AMERICAN HOMES 4 RENT LP	12/4/2012	D212304898	0000000	0000000
PHAN DAVID	9/2/2011	D211286581	0000000	0000000
PHAN DAVID;PHAN MONICA	3/7/2006	D206074696	0000000	0000000
HMH LIFESTYLES LP	10/13/2005	D205337348	0000000	0000000
CENTEX HOMES	1/1/2004	0000000000000000	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	\$205,388	\$70,000	\$275,388	\$275,388
2024	\$232,927	\$70,000	\$302,927	\$302,927
2023	\$234,794	\$60,000	\$294,794	\$294,794
2022	\$210,432	\$60,000	\$270,432	\$270,432
2021	\$156,211	\$60,000	\$216,211	\$216,211
2020	\$156,211	\$60,000	\$216,211	\$216,211

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.