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Address: [9625 MANASSAS RD](#)
City: FORT WORTH
Georeference: 32942D-9-10
Subdivision: PRESIDIO VILLAGE
Neighborhood Code: 2Z2010

Latitude: 32.916215356
Longitude: -97.331108302
TAD Map: 2048-452
MAPSCO: TAR-021S



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

PROPERTY DATA

Legal Description: PRESIDIO VILLAGE Block 9 Lot 10

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: 2006

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$422,853

Protest Deadline Date: 5/24/2024

Site Number: 40685942

Site Name: PRESIDIO VILLAGE-9-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,011

Percent Complete: 100%

Land Sqft^{*}: 5,500

Land Acres^{*}: 0.1262

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

KELSO JAMES

KELSO GAY

Primary Owner Address:

9625 MANASSAS RD
FORT WORTH, TX 76177

Deed Date: 4/13/2006

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D206110106](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HMH LIFESTYLES LP	10/13/2005	D205337349	0000000	0000000
CENTEX HOMES	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	\$352,853	\$70,000	\$422,853	\$419,989
2024	\$352,853	\$70,000	\$422,853	\$381,808
2023	\$354,427	\$60,000	\$414,427	\$347,098
2022	\$291,950	\$60,000	\$351,950	\$315,544
2021	\$226,858	\$60,000	\$286,858	\$286,858
2020	\$227,845	\$60,000	\$287,845	\$287,845

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.