



Address: [9940 MOUNT PHEASANT RD](#)
City: FORT WORTH
Georeference: 13569A-12-11
Subdivision: FALCON RIDGE
Neighborhood Code: 2W300I

Latitude: 32.7667320727
Longitude: -97.4928089259
TAD Map: 2000-400
MAPSCO: TAR-058U



Google Map or type unknown

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

PROPERTY DATA

Legal Description: FALCON RIDGE Block 12 Lot 11

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
WHITE SETTLEMENT ISD (920)

State Code: A

Year Built: 2010

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$246,451

Protest Deadline Date: 5/24/2024

Site Number: 40839648

Site Name: FALCON RIDGE-12-11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,566

Percent Complete: 100%

Land Sqft^{*}: 5,291

Land Acres^{*}: 0.1214

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:

SEVASIN SARAH M

Primary Owner Address:

9940 MOUNT PHEASANT RD
FORT WORTH, TX 76108

Deed Date: 7/3/2017

Deed Volume:

Deed Page:

Instrument: [D217152089](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GORMAN ROSANN J;GORMAN RUSSELL	1/14/2011	D211012935	0000000	0000000
IMPRESSION HOMES LLC	11/3/2010	D210281905	0000000	0000000
FR PARTNERS LLC	5/14/2008	D208183527	0000000	0000000
SJ FALCON RIDGE DEVELOPMT LP	1/1/2005	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 ⁺
2025	\$191,451	\$55,000	\$246,451	\$246,451
2024	\$191,451	\$55,000	\$246,451	\$242,375
2023	\$175,000	\$55,000	\$230,000	\$220,341
2022	\$173,704	\$40,000	\$213,704	\$200,310
2021	\$142,100	\$40,000	\$182,100	\$182,100
2020	\$137,612	\$40,000	\$177,612	\$176,536

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.