



**Address:** [9948 MOUNT PHEASANT RD](#)  
**City:** FORT WORTH  
**Georeference:** 13569A-12-13  
**Subdivision:** FALCON RIDGE  
**Neighborhood Code:** 2W300I

**Latitude:** 32.7667325708  
**Longitude:** -97.4931367805  
**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 13

**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:** 2012

**Personal Property Account:** N/A

**Agent:** TEXAS PROPERTY TAX REDUCTIONS LLC (00224)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$294,759

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

**Site Number:** 40839664

**Site Name:** FALCON RIDGE-12-13

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,883

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,181

**Land Acres<sup>\*</sup>:** 0.1189

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

ABELL ROBERT  
ABELL CORAZON

**Primary Owner Address:**

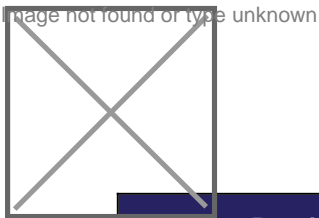
9948 MOUNT PHEASANT RD  
FORT WORTH, TX 76108-4333

**Deed Date:** 5/24/2013

**Deed Volume:** 00000000

**Deed Page:** 00000000

**Instrument:** [D213133036](#)



| Previous Owners              | Date      | Instrument                 | Deed Volume | Deed Page |
|------------------------------|-----------|----------------------------|-------------|-----------|
| IMPRESSION HOMES LLC         | 4/25/2012 | <a href="#">D212101489</a> | 0000000     | 0000000   |
| FR PARTNERS LLC              | 5/14/2008 | <a href="#">D208183527</a> | 0000000     | 0000000   |
| SJ FALCON RIDGE DEVELOPMT LP | 1/1/2005  | 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$239,759          | \$55,000    | \$294,759    | \$294,759                    |
| 2024 | \$239,759          | \$55,000    | \$294,759    | \$289,082                    |
| 2023 | \$219,178          | \$55,000    | \$274,178    | \$262,802                    |
| 2022 | \$217,239          | \$40,000    | \$257,239    | \$238,911                    |
| 2021 | \$177,192          | \$40,000    | \$217,192    | \$217,192                    |
| 2020 | \$171,486          | \$40,000    | \$211,486    | \$211,486                    |

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)
- DISABLED VET 100 PCT 11.131
- DISABLED VET 70 to 99 PCT 11.22

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.