



**Address:** [9945 SPARROW HAWK LN](#)  
**City:** FORT WORTH  
**Georeference:** 13569A-12-27  
**Subdivision:** FALCON RIDGE  
**Neighborhood Code:** 2W300I

**Latitude:** 32.7678273301  
**Longitude:** -97.4929683666  
**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 27

**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:** 2005

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

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

**Site Number:** 40839826

**Site Name:** FALCON RIDGE-12-27

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,520

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,738

**Land Acres<sup>\*</sup>:** 0.1317

**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:**

SFR JV-2 2023-1 BORROWER LLC

**Primary Owner Address:**

15771 RED HILL AVE STE 100  
TUSTIN, CA 92780

**Deed Date:** 7/11/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223123183](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SFR JV-2 PROPERTY LLC	6/9/2022	<a href="#">D222160084</a>		
CORLEY ELIZABETH;CORLEY KENNETH	12/2/2005	<a href="#">D205369239</a>	0000000	0000000
HMH LIFESTYLES LP	8/2/2005	<a href="#">D205230348</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	\$130,488	\$55,000	\$185,488	\$185,488
2024	\$152,747	\$55,000	\$207,747	\$207,747
2023	\$190,765	\$55,000	\$245,765	\$245,765
2022	\$166,487	\$40,000	\$206,487	\$206,487
2021	\$136,257	\$40,000	\$176,257	\$176,257
2020	\$131,975	\$40,000	\$171,975	\$171,975

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.