

Protest Deadline Date: 5/24/2024

+++ Rounded.

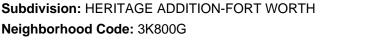
* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner: THE DAVIS FAMILY TRUST

Primary Owner Address: 9653 SAM BASS TRL FORT WORTH, TX 76244

Latitude: 32.9156624061 Longitude: -97.2827339886 **TAD Map:** 2066-452 MAPSCO: TAR-022T



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Address: 9653 SAM BASS TR

Georeference: 17781C-100-1

Neighborhood Code: 3K800G

City: FORT WORTH

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LOCATION

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

PROPERTY DATA

Legal Description: HERITAGE ADDITION-FORT WORTH Block 100 Lot 1	r
Jurisdictions: CITY OF FORT WORTH (026) TARRANT COUNTY (220) TARRANT REGIONAL WATER DISTRICT (223) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) CFW PID #7 HERITAGE - RESIDENTIAL (608) KELLER ISD (907)	Site Number: 40842916 Site Name: HERITAGE ADDITION-FORT WORTH-100-1 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 3,224
State Code: A	Percent Complete: 100%
Year Built: 2007	Land Sqft*: 7,840
Personal Property Account: N/A	Land Acres [*] : 0.1799
Agent: HOME TAX SHIELD (12108)	Pool: N
Notice Sent Date: 4/15/2025	
Notice Value: \$508,000	

Deed Date: 7/25/2022 **Deed Volume: Deed Page:** Instrument: D222186075



Tarrant Appraisal District Property Information | PDF Account Number: 40842916

 Previous Owners	Date	Instrument	Deed Volume	Deed Page
DAVIS INDIA L;DAVIS JAKE L	10/18/2007	D207378127	000000	0000000
STANDARD PACIFIC OF TEXAS LP	3/1/2006	D206069419	000000	0000000
HILLWOOD ALLIANCE RESIDNTL LP	1/1/2005	000000000000000000000000000000000000000	000000	0000000

VALUES

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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	\$408,000	\$100,000	\$508,000	\$508,000
2024	\$408,000	\$100,000	\$508,000	\$490,383
2023	\$491,257	\$100,000	\$591,257	\$445,803
2022	\$376,035	\$80,000	\$456,035	\$405,275
2021	\$288,432	\$80,000	\$368,432	\$368,432
2020	\$288,599	\$80,000	\$368,599	\$368,599

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.