



**Address:** [9601 SAM BASS TR](#)  
**City:** FORT WORTH  
**Georeference:** 17781C-100-14  
**Subdivision:** HERITAGE ADDITION-FORT WORTH  
**Neighborhood Code:** 3K800G

**Latitude:** 32.9135220928  
**Longitude:** -97.2831887792  
**TAD Map:** 2066-452  
**MAPSCO:** TAR-022X



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** HERITAGE ADDITION-FORT WORTH Block 100 Lot 14

**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:** 40843041

**Site Name:** HERITAGE ADDITION-FORT WORTH-100-14

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,260

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,761

**Land Acres<sup>\*</sup>:** 0.2699

**Pool:** N

**State Code:** A

**Year Built:** 2006

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$574,836

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

<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:**

BENSON DREW  
BENSON TIFFANY

**Primary Owner Address:**

9601 SAM BASS TR  
FORT WORTH, TX 76244-6090

**Deed Date:** 1/31/2014

**Deed Volume:** 00000000

**Deed Page:** 00000000

**Instrument:** [D214020563](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WILLIAMS CYNTHIA L	6/3/2011	<a href="#">D211136158</a>	0000000	0000000
US BANK NATIONAL ASSOCIATION	3/21/2011	<a href="#">D211067209</a>	0000000	0000000
GRAY THOMAS;GRAY TONYA	11/30/2006	<a href="#">D206389722</a>	0000000	0000000
STANDARD PACIFIC OF TEXAS LP	3/1/2006	<a href="#">D206069419</a>	0000000	0000000
HILLWOOD ALLIANCE RESIDNTL 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	\$474,836	\$100,000	\$574,836	\$567,526
2024	\$474,836	\$100,000	\$574,836	\$515,933
2023	\$495,543	\$100,000	\$595,543	\$469,030
2022	\$401,003	\$80,000	\$481,003	\$426,391
2021	\$307,628	\$80,000	\$387,628	\$387,628
2020	\$309,062	\$80,000	\$389,062	\$389,062

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.