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Address: [9309 BEAVER TR](#)
City: FORT WORTH
Georeference: 39382-4-12
Subdivision: SOUTH FORK ADDITION - FW
Neighborhood Code: 4S360C

Latitude: 32.6200417501
Longitude: -97.3503705628
TAD Map: 2042-344
MAPSCO: TAR-104P



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

PROPERTY DATA

Legal Description: SOUTH FORK ADDITION - FW
Block 4 Lot 12

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CROWLEY ISD (912)

State Code: O

Year Built: 0

Personal Property Account: N/A

Agent: ODAY HARRISON GRANT INC (00025)

Protest Deadline Date: 5/24/2024

Site Number: 41093615

Site Name: SOUTH FORK ADDITION - FW-4-12

Site Class: O1 - Residential - Vacant Inventory

Parcels: 1

Approximate Size⁺⁺⁺: 0

Percent Complete: 0%

Land Sqft^{*}: 5,557

Land Acres^{*}: 0.1275

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:

PERANCE LLC

Primary Owner Address:

3000 RACE ST
FORT WORTH, TX 76111

Deed Date: 4/7/2009

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D209093624](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NORTH TEXAS LAND DEVELOPMENT	1/1/2006	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 ⁺
2025	\$0	\$14,280	\$14,280	\$14,280
2024	\$0	\$14,280	\$14,280	\$14,280
2023	\$0	\$14,000	\$14,000	\$14,000
2022	\$0	\$12,000	\$12,000	\$12,000
2021	\$0	\$4,500	\$4,500	\$4,500
2020	\$0	\$4,500	\$4,500	\$4,500

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.