



**Address:** [9413 TIERRA VERDE DR](#)  
**City:** FORT WORTH  
**Georeference:** 32942F-17-11  
**Subdivision:** PRESIDIO VILLAGE SOUTH  
**Neighborhood Code:** 2Z201H

**Latitude:** 32.9106967162  
**Longitude:** -97.3263732335  
**TAD Map:** 2048-452  
**MAPSCO:** TAR-021W



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** PRESIDIO VILLAGE SOUTH  
Block 17 Lot 11

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
NORTHWEST ISD (911)

**State Code:** A

**Year Built:** 2011

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$327,032

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

**Site Number:** 41297989

**Site Name:** PRESIDIO VILLAGE SOUTH-17-11

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,964

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,500

**Land Acres<sup>\*</sup>:** 0.1262

**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:**

CARACUSHANSKY RHONDA

**Primary Owner Address:**

9413 TIERRA VERDE TR  
FORT WORTH, TX 76177-7274

**Deed Date:** 9/9/2011

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D211223931](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HMH LIFESTYLES LP	12/28/2010	<a href="#">D211000158</a>	0000000	0000000
90 NORTH FORT WORTH LTD	1/1/2007	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	\$252,032	\$75,000	\$327,032	\$327,032
2024	\$252,032	\$75,000	\$327,032	\$323,987
2023	\$266,245	\$70,000	\$336,245	\$294,534
2022	\$244,527	\$55,000	\$299,527	\$267,758
2021	\$191,872	\$55,000	\$246,872	\$243,416
2020	\$166,287	\$55,000	\$221,287	\$221,287

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.