



**Address:** [9004 NOONTIDE DR](#)  
**City:** FORT WORTH  
**Georeference:** 31740F-1-8  
**Subdivision:** PARKS AT BOAT CLUB, THE  
**Neighborhood Code:** 2N010A

**Latitude:** 32.8853964192  
**Longitude:** -97.4090103831  
**TAD Map:** 2024-440  
**MAPSCO:** TAR-032M



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** PARKS AT BOAT CLUB, THE  
Block 1 Lot 8

**Jurisdictions:**  
CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
EAGLE MTN-SAGINAW ISD (918)

**State Code:** A  
**Year Built:** 2008  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 41310756  
**Site Name:** PARKS AT BOAT CLUB, THE-1-8  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,289  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,663  
**Land Acres<sup>\*</sup>:** 0.1300  
**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:**  
COTTEN NEVA ODENE  
**Primary Owner Address:**  
1057 SPRINGWOOD DR  
SAGINAW, TX 76179

**Deed Date:** 5/5/2014  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D214092453](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MANTILLA EMMANUEL;MANTILLA IMEE	5/12/2009	<a href="#">D209135046</a>	0000000	0000000
CENTEX HOMES	1/1/2007	0000000000000000	0000000	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 <sup>+</sup>
2025	\$171,711	\$65,000	\$236,711	\$236,711
2024	\$171,711	\$65,000	\$236,711	\$236,711
2023	\$219,392	\$40,000	\$259,392	\$259,392
2022	\$170,329	\$40,000	\$210,329	\$210,329
2021	\$143,331	\$40,000	\$183,331	\$183,331
2020	\$128,904	\$40,000	\$168,904	\$168,904

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

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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.