



Address: [9921 SAM BASS TR](#)
City: FORT WORTH
Georeference: 17816-151-21
Subdivision: HERITAGE NORTH ADDITION
Neighborhood Code: 3K800H

Latitude: 32.9198274634
Longitude: -97.2827324066
TAD Map: 2066-452
MAPSCO: TAR-022T



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HERITAGE NORTH ADDITION
Block 151 Lot 21

Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)

State Code: A
Year Built: 2008
Personal Property Account: N/A
Agent: CHANDLER CROUCH (11730)
Notice Sent Date: 4/15/2025
Notice Value: \$614,159
Protest Deadline Date: 5/24/2024

Site Number: 41334906
Site Name: HERITAGE NORTH ADDITION-151-21
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,484
Percent Complete: 100%
Land Sqft^{*}: 29,577
Land Acres^{*}: 0.6789
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:
HENNINGER RYAN
HENNINGER CHRISTINA
Primary Owner Address:
9921 SAM BASS TRL
KELLER, TX 76244

Deed Date: 8/20/2018
Deed Volume:
Deed Page:
Instrument: [D218185072](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LECLAIRE DIANE;LECLAIRE ROBERT	11/25/2008	D208440658	0000000	0000000
STANDARD PACIFIC OF TEXAS INC	6/4/2008	D208213054	0000000	0000000
HRLD 2 LP	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 ⁺
2025	\$464,159	\$150,000	\$614,159	\$593,626
2024	\$464,159	\$150,000	\$614,159	\$539,660
2023	\$487,537	\$150,000	\$637,537	\$490,600
2022	\$321,000	\$125,000	\$446,000	\$446,000
2021	\$321,000	\$125,000	\$446,000	\$446,000
2020	\$328,842	\$125,000	\$453,842	\$453,842

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.