



**Address:** [9017 QUARRY RIDGE TR](#)  
**City:** FORT WORTH  
**Georeference:** 44358-3-108  
**Subdivision:** VALLEY BROOK  
**Neighborhood Code:** 3K300I

**Latitude:** 32.903489955  
**Longitude:** -97.2594825921  
**TAD Map:** 2072-448  
**MAPSCO:** TAR-037A



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** VALLEY BROOK Block 3 Lot 108

**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:** 2009

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Site Number:** 41425774

**Site Name:** VALLEY BROOK-3-108

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,560

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 4,400

**Land Acres<sup>\*</sup>:** 0.1010

**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:**

CACDAC CHARLO D

CACDAC LYDIA

**Primary Owner Address:**

9017 QUARRY RIDGE TR  
FORT WORTH, TX 76244-5197

**Deed Date:** 11/30/2009

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D209321130](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LENNAR HMS OF TEXAS LAND & CON	5/1/2009	<a href="#">D209121152</a>	0000000	0000000
KBL II PARTNERS LTD	1/1/2008	00000000000000	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	\$201,782	\$60,000	\$261,782	\$261,782
2024	\$201,782	\$60,000	\$261,782	\$261,782
2023	\$227,856	\$60,000	\$287,856	\$248,730
2022	\$193,526	\$45,000	\$238,526	\$226,118
2021	\$160,562	\$45,000	\$205,562	\$205,562
2020	\$149,394	\$45,000	\$194,394	\$194,394

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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- 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.