



**Address:** [9521 BOWMAN DR](#)  
**City:** FORT WORTH  
**Georeference:** 17781C-106-9  
**Subdivision:** HERITAGE ADDITION-FORT WORTH  
**Neighborhood Code:** 3K800J

**Latitude:** 32.9129584964  
**Longitude:** -97.2737310428  
**TAD Map:** 2066-452  
**MAPSCO:** TAR-022Y



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** HERITAGE ADDITION-FORT WORTH Block 106 Lot 9

**Jurisdictions:**

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- CFW PID #7 HERITAGE - RESIDENTIAL (608)
- KELLER ISD (907)

**State Code:** A

**Year Built:** 2010

**Personal Property Account:** N/A

**Agent:** TARRANT PROPERTY TAX SERVICE (0065): N

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

**Site Number:** 41493656  
**Site Name:** HERITAGE ADDITION-FORT WORTH-106-9  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 4,285  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 18,295  
**Land Acres<sup>\*</sup>:** 0.4199

<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:**

MONTELONGO MAURICIO JOSE E  
GARCIA KRYSTAL A

**Primary Owner Address:**

9521 BOWMAN DR  
FORT WORTH, TX 76244

**Deed Date:** 10/17/2022  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D222250526](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SPEZIA CYNTHIA;SPEZIA MATTHEW	10/14/2022	<a href="#">D222249313</a>		
SPEZIA ETAL;SPEZIA MATTHEW	9/30/2010	<a href="#">D210244248</a>	0000000	0000000
TOLL DALLAS TX LLC	3/12/2010	<a href="#">D210063713</a>	0000000	0000000
HERITAGE 3B5A LP	1/1/2009	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	\$534,000	\$130,000	\$664,000	\$664,000
2024	\$650,000	\$130,000	\$780,000	\$780,000
2023	\$609,080	\$130,000	\$739,080	\$739,080
2022	\$495,212	\$110,000	\$605,212	\$605,212
2021	\$446,111	\$110,000	\$556,111	\$556,111
2020	\$411,675	\$110,000	\$521,675	\$521,675

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.