



Address: [9604 BOWMAN DR](#)
City: FORT WORTH
Georeference: 17781C-109-2
Subdivision: HERITAGE ADDITION-FORT WORTH
Neighborhood Code: 3K800J

Latitude: 32.9135433153
Longitude: -97.2729649592
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 109 Lot 2

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: 2011

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$819,312

Protest Deadline Date: 5/24/2024

Site Number: 41494156
Site Name: HERITAGE ADDITION-FORT WORTH-109-2
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,919
Percent Complete: 100%
Land Sqft^{*}: 11,325
Land Acres^{*}: 0.2599
Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

KOENTZ JOEL
KOENTZ MICHA

Primary Owner Address:

9604 BOWMAN DR
FORT WORTH, TX 76244-9179

Deed Date: 4/4/2014
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D214070583](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MEHALOVICH MARK C;MEHALOVICH NICOLE	4/23/2012	D212099046	0000000	0000000
STANDARD PACIFIC OF TEXAS INC	2/1/2011	D211029568	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 ⁺
2025	\$689,312	\$130,000	\$819,312	\$795,566
2024	\$689,312	\$130,000	\$819,312	\$723,242
2023	\$692,356	\$130,000	\$822,356	\$657,493
2022	\$487,721	\$110,000	\$597,721	\$597,721
2021	\$489,861	\$110,000	\$599,861	\$567,760
2020	\$406,145	\$110,000	\$516,145	\$516,145

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.