



Address: [9940 BROILES LN](#)
City: FORT WORTH
Georeference: 17816-109-45
Subdivision: HERITAGE NORTH ADDITION
Neighborhood Code: 3K800I

Latitude: 32.9195409834
Longitude: -97.2783113613
TAD Map: 2066-456
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 109 Lot 45 33.33% UNDIVIDED INTEREST

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: 2014

Personal Property Account: N/A

Agent: WILLIAM PORTWOOD (01111)

Notice Sent Date: 5/1/2025

Notice Value: \$300,780

Protest Deadline Date: 5/24/2024

Site Number: 41610997

Site Name: HERITAGE NORTH ADDITION-109-45

Site Class: A1 - Residential - Single Family

Parcels: 2

Approximate Size⁺⁺⁺: 4,294

Percent Complete: 100%

Land Sqft^{*}: 10,933

Land Acres^{*}: 0.2509

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:

GARNER DUANE E AND BARBARA GARNER FAMILY TRUST

Primary Owner Address:

9940 BROILES LN
FORT WORTH, TX 76244

Deed Date: 8/12/2021

Deed Volume:

Deed Page:

Instrument: [D221267130](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GRAHAM JOHN;GRAHAM MICHELLE	8/11/2021	D221267126		
GARNER DUANE E AND BARBARA GARNER FAMILY TRUST	11/1/2019	D219264405		
GARNER DUANE E AND BARBARA GARNER FAMILY TRUST;GRAHAM JOHN;GRAHAM MICHELLE	10/31/2019	D219264405		
GRAHAM JOHN;GRAHAM MICHELLE	10/20/2019	D219264403		
DUANE & BARBARA GARNER FAMILY TRUST;GRAHAM MICHELLE	10/9/2015	D215230568		
DUANE & BARBARA GARNER FAMILY TRUST	10/9/2015	D215230568		
GRAHAM MICHELLE	5/15/2015	D215102088		
DUANE E & BARBARA GARNER FAMILY TRUST;GRAHAM MICHELLE	12/24/2014	D214277263		
DUANE E & BARBARA GARNER FAMILY TRUST	12/23/2014	D214277263		
GRAHAM JOHN;GRAHAM MICHELLE	6/20/2014	D214141541	0000000	0000000
STANDARD PACIFIC OF TEXAS INC	12/6/2012	D212301192	0000000	0000000
HERITAGE 3B5A LP	1/1/2012	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	\$259,118	\$41,662	\$300,780	\$264,550
2024	\$259,118	\$41,662	\$300,780	\$240,500
2023	\$226,253	\$41,662	\$267,915	\$218,636
2022	\$177,660	\$33,330	\$210,990	\$198,760
2021	\$147,361	\$33,330	\$180,691	\$180,691
2020	\$147,361	\$33,330	\$180,691	\$180,691



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)
- DISABLED VET 70 to 99 PCT 11.22

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.