



Address: [9808 BROILES LN](#)
City: FORT WORTH
Georeference: 17781C-109-28
Subdivision: HERITAGE ADDITION-FORT WORTH
Neighborhood Code: 3K800J

Latitude: 32.9163957363
Longitude: -97.2760976321
TAD Map: 2066-452
MAPSCO: TAR-022U



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 28

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)

Site Number: 41611896

Site Name: HERITAGE ADDITION-FORT WORTH-109-28

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,663

Percent Complete: 100%

Land Sqft^{*}: 10,193

Land Acres^{*}: 0.2339

Pool: Y

State Code: A

Year Built: 2014

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$704,201

Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

JAMES SEAN
JAMES ARIANA

Primary Owner Address:

9808 BROILES LN
FORT WORTH, TX 76244

Deed Date: 2/26/2015

Deed Volume:

Deed Page:

Instrument: [D215041574](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
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	\$574,201	\$130,000	\$704,201	\$704,201
2024	\$574,201	\$130,000	\$704,201	\$664,486
2023	\$624,047	\$130,000	\$754,047	\$604,078
2022	\$463,914	\$110,000	\$573,914	\$549,162
2021	\$389,239	\$109,999	\$499,238	\$499,238
2020	\$389,239	\$109,999	\$499,238	\$499,238

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.