



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:
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 NORTH ADDITION
Block 109 Lot 45 66.67% 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: 4/15/2025

Notice Value: \$601,655

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:

GRAHAM JOHN
GRAHAM MICHELLE

Primary Owner Address:

9940 BROILES LN
KELLER, TX 76244

Deed Date: 8/25/2021
Deed Volume:
Deed Page:
Instrument: [D222087649](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DUANE E AND BARBARA GARNER FAMILY TRUST	8/24/2021	D221267130		
GRAHAM JOHN;GRAHAM MICHELLE	8/11/2021	D221267126		
GRAHAM JOHN;GRAHAM MICHELLE	10/9/2015	D215230568		

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	\$518,317	\$83,338	\$601,655	\$529,179
2024	\$518,317	\$83,338	\$601,655	\$481,072
2023	\$473,032	\$83,338	\$556,370	\$437,338
2022	\$358,183	\$66,670	\$424,853	\$397,580
2021	\$294,766	\$66,670	\$361,436	\$361,436
2020	\$294,766	\$66,670	\$361,436	\$361,436

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.