



Address: [9617 CALAVERAS RD](#)
City: FORT WORTH
Georeference: 41477T-2-2
Subdivision: TEHAMA BLUFFS
Neighborhood Code: 2Z201K

Latitude: 32.9150095261
Longitude: -97.3205811971
TAD Map: 2054-452
MAPSCO: TAR-021T



Google Map or type unknown

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

PROPERTY DATA

Legal Description: TEHAMA BLUFFS Block 2 Lot 2

Jurisdictions:

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- NORTHWEST ISD (911)

State Code: A
Year Built: 2017
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$477,665
Protest Deadline Date: 5/24/2024

Site Number: 800012675
Site Name: TEHAMA BLUFFS 2 2
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,842
Percent Complete: 100%
Land Sqft^{*}: 5,662
Land Acres^{*}: 0.1300
Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
MANDA NARESH
Primary Owner Address:
9617 CALAVERAS RD
FORT WORTH, TX 76177

Deed Date: 2/14/2025
Deed Volume:
Deed Page:
Instrument: 2024FA001491

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MANDA NARESH	6/22/2022	D222160552		



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	\$382,665	\$95,000	\$477,665	\$477,665
2024	\$382,665	\$95,000	\$477,665	\$477,665
2023	\$391,369	\$85,000	\$476,369	\$476,369
2022	\$264,553	\$75,000	\$339,553	\$339,553
2021	\$189,000	\$75,000	\$264,000	\$264,000
2020	\$255,000	\$75,000	\$330,000	\$330,000

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.