



Address: [9416 BRITTLEBRUSH TR](#)
City: FORT WORTH
Georeference: 32942E-23-6
Subdivision: PRESIDIO WEST
Neighborhood Code: 2Z201G

Latitude: 32.9113672827
Longitude: -97.3373951724
TAD Map: 2048-452
MAPSCO: TAR-020Z



Google Map or type unknown

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

PROPERTY DATA

Legal Description: PRESIDIO WEST Block 23 Lot 6

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
NORTHWEST ISD (911)

State Code: A

Year Built: 2018

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$530,516

Protest Deadline Date: 5/24/2024

Site Number: 800024547

Site Name: PRESIDIO WEST 23 6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,133

Percent Complete: 100%

Land Sqft^{*}: 7,200

Land Acres^{*}: 0.1653

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:

DUSEN BRITTNEY DAWN VAN
DUSEN DAVID RANDALL VAN

Primary Owner Address:

9416 BRITTLEBRUSH TRL
FORT WORTH, TX 76177

Deed Date: 3/15/2024

Deed Volume:

Deed Page:

Instrument: [D224045877](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STEGMAN ADAM;STEGMAN AUBREY	12/27/2021	D221376529		
LUDLOW BECKY;LUDLOW WILLIAM	11/12/2018	D218252714		

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	\$430,516	\$100,000	\$530,516	\$530,516
2024	\$430,516	\$100,000	\$530,516	\$530,516
2023	\$460,831	\$90,000	\$550,831	\$492,979
2022	\$378,163	\$70,000	\$448,163	\$448,163
2021	\$314,035	\$70,000	\$384,035	\$384,035
2020	\$286,842	\$70,000	\$356,842	\$356,842

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

There are no exemptions for this property

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.