



**Address:** [9044 TWIN MILLS BLVD](#)  
**City:** FORT WORTH  
**Georeference:** 44065-12-9  
**Subdivision:** TWIN MILLS ADDITION  
**Neighborhood Code:** 2N010D

**Latitude:** 32.8863370116  
**Longitude:** -97.4029206922  
**TAD Map:** 2030-444  
**MAPSCO:** TAR-033J



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** TWIN MILLS ADDITION Block 12  
Lot 9

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
EAGLE MTN-SAGINAW ISD (918)

**State Code:** A

**Year Built:** 2018

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 800024096

**Site Name:** TWIN MILLS ADDITION 12 9

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,775

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,785

**Land Acres<sup>\*</sup>:** 0.1328

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

SUN FRED

ZHAO XIAOMEI

**Primary Owner Address:**

9044 TWIN MILLS BLVD  
FORT WORTH, TX 76179

**Deed Date:** 8/3/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218172030](#)

## 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 <sup>+</sup>
2025	\$237,000	\$65,000	\$302,000	\$302,000
2024	\$251,964	\$65,000	\$316,964	\$316,964
2023	\$255,000	\$60,000	\$315,000	\$315,000
2022	\$219,305	\$60,000	\$279,305	\$279,305
2021	\$184,776	\$60,000	\$244,776	\$244,776
2020	\$170,318	\$60,000	\$230,318	\$230,318

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.