



**Address:** [9805 TRAIL MAP DR](#)  
**City:** FORT WORTH  
**Georeference:** 7262N-T-31  
**Subdivision:** CHISHOLM TRAIL RANCH PH I SEC I  
**Neighborhood Code:** 4S004S

**Latitude:** 32.6033837955  
**Longitude:** -97.4008645251  
**TAD Map:** 2024-340  
**MAPSCO:** TAR-103W



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** CHISHOLM TRAIL RANCH PH I  
SEC I Block T Lot 31

**Jurisdictions:**

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- CROWLEY ISD (912)

**State Code:** A  
**Year Built:** 2020  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 800031009  
**Site Name:** CHISHOLM TRAIL RANCH PH I SEC I T 31  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,618  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,778  
**Land Acres<sup>\*</sup>:** 0.1786  
**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:**  
RANA BIJAYA  
JEETENDRA KC  
**Primary Owner Address:**  
9805 TRAIL MAP DR  
CROWLEY, TX 76036

**Deed Date:** 3/15/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221069924](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRENDMAKER HOMES DFW LLC	8/11/2020	<a href="#">D220198189</a>		



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	\$315,513	\$70,000	\$385,513	\$385,513
2024	\$315,513	\$70,000	\$385,513	\$385,513
2023	\$365,262	\$70,000	\$435,262	\$435,262
2022	\$300,743	\$60,000	\$360,743	\$360,743
2021	\$209,127	\$60,000	\$269,127	\$269,127
2020	\$0	\$42,000	\$42,000	\$42,000

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

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.