



**Address:** [9600 RED DIRT RD](#)  
**City:** FORT WORTH  
**Georeference:** 7262M-3-13  
**Subdivision:** CHISHOLM TRAIL RANCH  
**Neighborhood Code:** RET-Southwest Tarrant County General

**Latitude:** 32.6054722643  
**Longitude:** -97.4090533922  
**TAD Map:** 2024-340  
**MAPSCO:** TAR-102Y



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** CHISHOLM TRAIL RANCH Block  
3 Lot 13  
**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)  
**Site Number:** 800043258  
**Site Name:** SHOPS AT CHISHOLM TRAIL RANCH  
**Site Class:** RETRegional - Retail-Regional/Power Center  
**Parcels:** 7  
**Primary Building Name:** Sport Clips / Wax Center / Greek Grill / 42507080  
**Primary Building Type:** Commercial  
**State Code:** F1  
**Year Built:** 2020  
**Gross Building Area**+++ : 11,088  
**Net Leasable Area**+++ : 11,088  
**Personal Property Account:** M  
**Agent:** FPP TAX LLC (12154)  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$3,849,450  
**Protest Deadline Date:** 5/31/2024  
**Percent Complete:** 100%  
**Land Sqft**\* : 72,078  
**Land Acres**\* : 1.6550  
**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:**  
PROVENCIA INVESTMENTS LLC  
RAMJI KRUPA LLC  
GNS 8 LLC  
**Primary Owner Address:**  
3000 W MEMORIAL RD STE 225  
OKLAHOMA CITY, OK 73120  
**Deed Date:** 11/15/2022  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D222270205](#)



## 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	\$2,768,280	\$1,081,170	\$3,849,450	\$3,849,450
2024	\$2,217,510	\$1,081,170	\$3,298,680	\$3,298,680
2023	\$2,158,440	\$1,081,170	\$3,239,610	\$3,239,610
2022	\$1,865,974	\$1,081,170	\$2,947,144	\$2,947,144
2021	\$1,618,830	\$1,081,170	\$2,700,000	\$2,700,000
2020	\$2,086,703	\$1,081,170	\$3,167,873	\$3,167,873

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.