



**Address:** [9109 HERRINGBONE DR](#)  
**City:** FORT WORTH  
**Georeference:** 45261S-41-17  
**Subdivision:** WATERSBEND SOUTH  
**Neighborhood Code:** 2N1002

**Latitude:** 32.9005487967  
**Longitude:** -97.3648133111  
**TAD Map:** 2036-448  
**MAPSCO:** TAR-034A



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WATERSBEND SOUTH Block 41  
Lot 17

**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:** 2020

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 800046898

**Site Name:** WATERSBEND SOUTH 41 17

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,781

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,750

**Land Acres<sup>\*</sup>:** 0.1320

**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:**

FRANKLIN BEVERLY

**Primary Owner Address:**

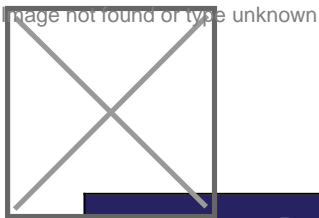
9109 HERRINGBONE DR  
FORT WORTH, TX 76131

**Deed Date:** 3/26/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** 142-23-054869



Previous Owners	Date	Instrument	Deed Volume	Deed Page
FRANKLIN AUBRIA W	7/21/2020	<a href="#">D220175727</a>		
D R HORTON-TEXAS LTD	1/16/2020	<a href="#">D220014164</a>		
FORESTAR (USA) REAL ESTATE GROUP INC	8/23/2019	<a href="#">D218216384</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	\$256,056	\$65,000	\$321,056	\$321,056
2024	\$256,056	\$65,000	\$321,056	\$321,056
2023	\$312,283	\$65,000	\$377,283	\$321,577
2022	\$227,343	\$65,000	\$292,343	\$292,343
2021	\$174,200	\$65,000	\$239,200	\$239,200
2020	\$0	\$45,500	\$45,500	\$45,500

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.