



**Address:** [9353 TRAMMEL DAVIS RD](#)  
**City:** FORT WORTH  
**Georeference:** 23264F-13-23  
**Subdivision:** LAKES OF RIVER TRAILS EAST  
**Neighborhood Code:** 3T010L

**Latitude:** 32.7942807856  
**Longitude:** -97.1733167209  
**TAD Map:** 2096-408  
**MAPSCO:** TAR-067F



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** LAKES OF RIVER TRAILS EAST  
Block 13 Lot 23

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
HURST-EULESS-BEDFORD ISD (916)

**State Code:** A

**Year Built:** 2021

**Personal Property Account:** N/A

**Agent:** FORTRESS TAX DEFENSE LLC (12137)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$501,599

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

**Site Number:** 800049684

**Site Name:** LAKES OF RIVER TRAILS EAST 13 23

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,442

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 4,356

**Land Acres<sup>\*</sup>:** 0.1000

**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:**

SHAKYA SAGUN

SHAKYA RENUKA TANDUKAR

**Primary Owner Address:**

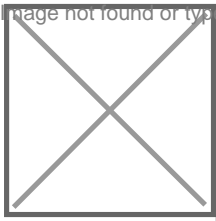
9353 TRAMMEL DAVIS RD  
FORT WORTH, TX 76118

**Deed Date:** 10/28/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221321790](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
WEEKLEY HOMES LLC	11/16/2020	<a href="#">D220316320</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	\$392,268	\$44,431	\$436,699	\$436,699
2024	\$457,168	\$44,431	\$501,599	\$464,567
2023	\$436,094	\$44,431	\$480,525	\$422,334
2022	\$339,509	\$44,431	\$383,940	\$383,940
2021	\$0	\$44,625	\$44,625	\$44,625
2020	\$0	\$44,625	\$44,625	\$44,625

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.