



**Address:** [9609 SAINT MICHEL LN](#)  
**City:** FORT WORTH  
**Georeference:** 26498U-2-12  
**Subdivision:** MONTRACHET  
**Neighborhood Code:** 4W004E

**Latitude:** 32.7043165557  
**Longitude:** -97.490284058  
**TAD Map:** 2000-376  
**MAPSCO:** TAR-072Y



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** MONTRACHET Block 2 Lot 12

**Jurisdictions:**

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- FORT WORTH ISD (905)

**State Code:** A

**Year Built:** 2024

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$1,650,097

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

**Site Number:** 800051742  
**Site Name:** MONTRACHET 2 12  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 4,436  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 11,326  
**Land Acres<sup>\*</sup>:** 0.2600  
**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:**

WINSTAR CONTRACTORS LP

**Primary Owner Address:**

9728 CAMP BOWIE WEST BLVD  
FORT WORTH, TX 76116

**Deed Date:** 4/8/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224062521](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HUGHES 2007 IRREVOCABLE LIFE INSURNACE TRUST;SAM NOEL HEIRS TRUST	4/8/2024	<a href="#">D224062312</a>		
PANTHER FORT WORTH 200 LLC	8/10/2021	<a href="#">D221236282</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	\$1,334,097	\$316,000	\$1,650,097	\$1,650,097
2024	\$0	\$182,000	\$182,000	\$182,000
2023	\$0	\$182,000	\$182,000	\$182,000
2022	\$0	\$182,000	\$182,000	\$182,000
2021	\$0	\$122,500	\$122,500	\$122,500
0	\$0	\$0	\$0	\$0

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.