



Address: [9618 GRAND CRU TERR](#)
City: FORT WORTH
Georeference: 26498U-6-3
Subdivision: MONTRACHET
Neighborhood Code: 4W004F

Latitude: 32.7079312563
Longitude: -97.4897592144
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 6 Lot 3

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: 2022

Personal Property Account: N/A

Agent: POPP HUTCHESON PLLC (09252)

Protest Deadline Date: 5/24/2024

Site Number: 800051810
Site Name: MONTRACHET 6 3
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 6,075
Percent Complete: 100%
Land Sqft^{*}: 78,844
Land Acres^{*}: 1.8100
Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

EAGLESNESTFW LLC

Primary Owner Address:

14060 MARQUESAS WAY APT 2522
MARINA DEL REY, CA 90292

Deed Date: 11/30/2022

Deed Volume:

Deed Page:

Instrument: [D222283111](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|---------------------------------------|----------|----------------------------|-------------|-----------|
| BRASWELL BRYAN;BRASWELL CHRISTEN LYNN | 8/6/2021 | D221231087 | | |
| BRASWELL HOMES INC | 1/8/2021 | D221008822 | | |

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 ⁺ |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$1,640,580 | \$694,750 | \$2,335,330 | \$2,335,330 |
| 2024 | \$1,640,580 | \$694,750 | \$2,335,330 | \$2,335,330 |
| 2023 | \$2,340,449 | \$694,750 | \$3,035,199 | \$3,035,199 |
| 2022 | \$0 | \$420,000 | \$420,000 | \$420,000 |
| 2021 | \$0 | \$420,000 | \$420,000 | \$420,000 |
| 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.