VALUES

07-28-2025

### Address: 9644 GRAND CRU TERR

City: FORT WORTH Georeference: 26498U-6-10 Subdivision: MONTRACHET Neighborhood Code: 4W004F

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

# PROPERTY DATA

Legal Description: MONTRACHET Block 6 Lot 10 Jurisdictions: Site Number: 800051821 CITY OF FORT WORTH (026) Site Name: MONTRACHET 6 10 **TARRANT COUNTY (220)** Site Class: O1 - Residential - Vacant Inventory **TARRANT COUNTY HOSPITAL (224)** Parcels: 1 **TARRANT COUNTY COLLEGE (225)** Approximate Size+++: 0 FORT WORTH ISD (905) State Code: O Percent Complete: 0% Year Built: 0 Land Sqft\*: 92,783 Personal Property Account: N/A Land Acres\*: 2.1300 Agent: SOUTHLAND PROPERTY TAX CONSULTANTS IN (P66)344) Protest Deadline Date: 5/24/2024

#### +++ Rounded.

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

## **OWNER INFORMATION**

Current Owner: JAWS INVESTMENTS LLC

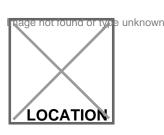
Primary Owner Address: 4529 MARBELLA CIR FORT WORTH, TX 76126

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.

Latitude: 32.7075872485 Longitude: -97.492199456 TAD Map: 2000-376 MAPSCO: TAR-072Y



Deed Date: 1/3/2022 Deed Volume: Deed Page: Instrument: D222007347



# Tarrant Appraisal District Property Information | PDF Account Number: 42629436



Year	Improvement Market	Land Market	Total Market	Total Appraised
2025	\$0	\$509,889	\$509,889	\$509,889
2024	\$0	\$536,725	\$536,725	\$536,725
2023	\$0	\$536,725	\$536,725	\$536,725
2022	\$0	\$536,725	\$536,725	\$536,725
2021	\$0	\$525,000	\$525,000	\$525,000
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.