



Address: [9604 LITTLE TREE LN](#)
City: FORT WORTH
Georeference: 30293F-AD-13-71
Subdivision: NORTHPOINTE
Neighborhood Code: 2N010X

Latitude: 32.8960713874
Longitude: -97.4071912241
TAD Map: 2024-444
MAPSCO: TAR-032H



Google Map or type unknown

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

PROPERTY DATA

Legal Description: NORTHPOINTE Block AD Lot 13
PLAT D222119980

Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EAGLE MTN-SAGINAW ISD (918)
State Code: A
Year Built: 2022
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

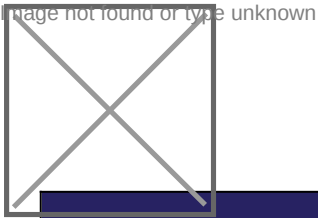
Site Number: 800075125
Site Name: NORTHPOINTE Block AD Lot 13 PLAT D222119980
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,841
Percent Complete: 100%
Land Sqft^{*}: 10,149
Land Acres^{*}: 0.2330
Pool: N

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

OWNER INFORMATION

Current Owner:
WILSON LANDON KENNEDY
WILSON ELISE ANGELITA
Primary Owner Address:
9604 LITTLE TREE LN
FORT WORTH, TX 76179

Deed Date: 5/13/2023
Deed Volume:
Deed Page:
Instrument: [D223082346](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
LENNAR HOMES OF TEXAS SALES AND MARKETING LTD	5/12/2023	D223082345		
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	10/4/2022	D222250214		

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	\$265,328	\$70,000	\$335,328	\$335,328
2024	\$265,328	\$70,000	\$335,328	\$335,328
2023	\$112,677	\$75,000	\$187,677	\$187,677
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

- 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.