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Address: [9901 MESCALBEAN BLVD](#)
City: FORT WORTH
Georeference: 20731-5-28
Subdivision: HULEN TRACT
Neighborhood Code: 4S0043

Latitude: 32.5987890255
Longitude: -97.4011952807
TAD Map: 2030-336
MAPSCO: TAR-117A



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

PROPERTY DATA

Legal Description: HULEN TRACT Block 5 Lot 28

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CROWLEY ISD (912)

State Code: A

Year Built: 2023

Personal Property Account: N/A

Agent: CAMERON PROPERTY TAX (12191)

Protest Deadline Date: 5/24/2024

Site Number: 800076020
Site Name: HULEN TRACT Block 5 Lot 28
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,060
Percent Complete: 100%
Land Sqft^{*}: 6,491
Land Acres^{*}: 0.1490
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:

SHAH KUNJAN V

Primary Owner Address:

2408 SURREY CT
FLOWER MOUND, TX 75022

Deed Date: 5/23/2023
Deed Volume:
Deed Page:
Instrument: [D223095923](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|----------------------|-----------|----------------------------|-------------|-----------|
| IMPRESSION HOMES LLC | 12/5/2022 | D222282415 | | |

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 | \$306,593 | \$60,000 | \$366,593 | \$366,593 |
| 2024 | \$306,593 | \$60,000 | \$366,593 | \$366,593 |
| 2023 | \$0 | \$42,000 | \$42,000 | \$42,000 |
| 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.