



**Address:** [9705 MANASSAS RD](#)  
**City:** FORT WORTH  
**Georeference:** 32942D-9-7  
**Subdivision:** PRESIDIO VILLAGE  
**Neighborhood Code:** 2Z2010

**Latitude:** 32.9166262972  
**Longitude:** -97.3311055902  
**TAD Map:**  
**MAPSCO:** TAR-021S



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** PRESIDIO VILLAGE Block 9 Lot  
7 50% UNDIVIDED INTEREST

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
NORTHWEST ISD (911)

**Site Number:** 40685918  
**Site Name:** PRESIDIO VILLAGE Block 9 Lot 7 50% UNDIVIDED INTEREST  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 2  
**Approximate Size<sup>+++</sup>:** 3,500  
**State Code:** A  
**Percent Complete:** 100%  
**Year Built:** 2005  
**Land Sqft<sup>\*</sup>:** 5,500  
**Personal Property Account:** N/A  
**Land Acres<sup>\*</sup>:** 0.1262  
**Agent:** OWNWELL INC (12140)  
**Pool:** N  
**Notice Sent Date:** 5/1/2025  
**Notice Value:** \$222,890  
**Protest Deadline Date:** 5/24/2024

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**  
NAKHLA JOSEPHINE  
TOUFELS PETER  
**Primary Owner Address:**  
9705 MANASSAS RD  
FORT WORTH, TX 76177

**Deed Date:** 1/1/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D222017409](#)

## 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	\$187,890	\$35,000	\$222,890	\$214,287
2024	\$188,786	\$35,000	\$223,786	\$194,806
2023	\$169,850	\$30,000	\$199,850	\$177,096
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.