



Address: [9040 NAPA VALLEY TR](#)
City: FORT WORTH
Georeference: 44729J-16-3
Subdivision: VINEYARDS AT HERITAGE, THE
Neighborhood Code: 3K300J

Latitude: 32.9044085478
Longitude: -97.2663535993
TAD Map: 2066-448
MAPSCO: TAR-036D



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

PROPERTY DATA

Legal Description: VINEYARDS AT HERITAGE,
THE Block 16 Lot 3

Jurisdictions:

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- KELLER ISD (907)

State Code: A

Year Built: 2003

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 40032426

Site Name: VINEYARDS AT HERITAGE, THE-16-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,354

Percent Complete: 100%

Land Sqft^{*}: 5,662

Land Acres^{*}: 0.1299

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:

KANGOYO BIBIANNE

Primary Owner Address:

9040 NAPA VALLEY TR
FORT WORTH, TX 76244-6282

Deed Date: 10/8/2009

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D209270050](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SYVIENGCHANH MELANIE LAM	3/20/2003	D203102245	0000000	0000000
CENTEX HOMES INC	1/1/2002	00000000000000	0000000	0000000

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	\$0	\$0	\$0	\$0
2024	\$283,522	\$65,000	\$348,522	\$339,018
2023	\$292,756	\$65,000	\$357,756	\$308,198
2022	\$242,166	\$50,000	\$292,166	\$280,180
2021	\$204,709	\$50,000	\$254,709	\$254,709
2020	\$187,423	\$50,000	\$237,423	\$237,423

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.