



**Address:** [9017 FREMONT TR](#)  
**City:** FORT WORTH  
**Georeference:** 44729J-16-14  
**Subdivision:** VINEYARDS AT HERITAGE, THE  
**Neighborhood Code:** 3K300J

**Latitude:** 32.9043989204  
**Longitude:** -97.2659184463  
**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 14

**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:** RYAN LLC (00320R)  
**Protest Deadline Date:** 5/15/2025

**Site Number:** 40032531  
**Site Name:** VINEYARDS AT HERITAGE, THE-16-14  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,080  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,662  
**Land Acres<sup>\*</sup>:** 0.1299  
**Pool:** N

<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:**

AH4R PROPERTIES LLC

**Primary Owner Address:**

23975 PARK SORRENTO STE 300  
CALABASAS, CA 91302

**Deed Date:** 10/28/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221319927](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
9017 FREMONT SERIES A SERIES OF FAL RENTALS LLC	9/10/2019	<a href="#">D219211514</a>		
LUZSICZA FRANTISEK	7/27/2018	<a href="#">D218167516</a>		
SCHEUFLER LAURA S;SCHEUFLER ROBERT	3/10/2003	00164820000181	0016482	0000181
CENTEX HOMES	1/1/2002	000000000000000	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](#).

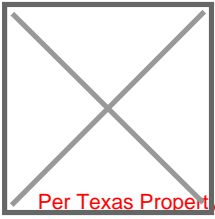
Year	Improvement Market	Land Market	Total Market	Total Appraised <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$268,103	\$65,000	\$333,103	\$333,103
2023	\$268,115	\$65,000	\$333,115	\$333,115
2022	\$232,377	\$50,000	\$282,377	\$282,377
2021	\$189,538	\$50,000	\$239,538	\$239,538
2020	\$158,500	\$50,000	\$208,500	\$208,500

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.