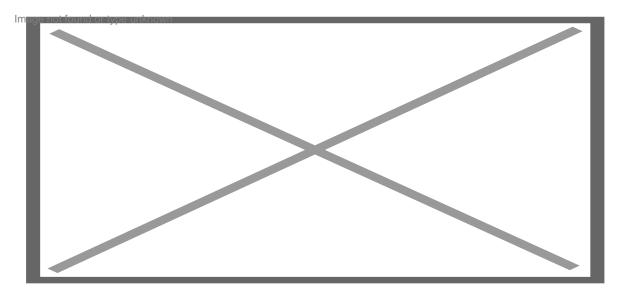


# Tarrant Appraisal District Property Information | PDF Account Number: 40525813

#### Address: 9604 BRENDEN DR

City: FORT WORTH Georeference: 37915-4-122 Subdivision: SETTLEMENT PLAZA ADDITION Neighborhood Code: 2W300G Latitude: 32.7590906374 Longitude: -97.4835059262 TAD Map: 2000-396 MAPSCO: TAR-058Z





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

## PROPERTY DATA

# **Legal Description:** SETTLEMENT PLAZA ADDITION Block 4 Lot 122

#### Jurisdictions:

CITY OF FORT WORTH (026) TARRANT COUNTY (220) TARRANT REGIONAL WATER DISTRICT (223) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) WHITE SETTLEMENT ISD (920) State Code: A Year Built: 2006 Personal Property Account: N/A

Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 40525813 Site Name: SETTLEMENT PLAZA ADDITION-4-122 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 1,793 Percent Complete: 100% Land Sqft<sup>\*</sup>: 5,500 Land Acres<sup>\*</sup>: 0.1262 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: CHEN THOMAS

Primary Owner Address: 9720 EMPEROR AVE ARCADIA, CA 91007-7813 Deed Date: 10/4/2006 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D206317334

	Previous Owners	Date	Instrument	Deed Volume	Deed Page
DR I	HORTON - TEXAS LTD	3/7/2006	D206072094	000000	0000000
WES	ST/LOOP 820 PARTNERS	1/1/2004	000000000000000000000000000000000000000	000000	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$250,756	\$55,000	\$305,756	\$305,756
2023	\$244,872	\$55,000	\$299,872	\$299,872
2022	\$215,582	\$40,000	\$255,582	\$255,582
2021	\$177,851	\$40,000	\$217,851	\$217,851
2020	\$178,680	\$40,000	\$218,680	\$218,680

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.