LOCATION

Account Number: 40806758

Address: 9640 HOUSTON HILL RD

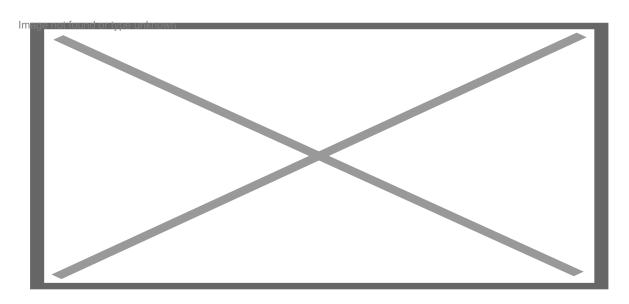
City: TARRANT COUNTY **Georeference:** 26706-1-4

Subdivision: MORGAN CREEK **Neighborhood Code:** 2N400B

Latitude: 32.9001534701 **Longitude:** -97.4637330486

TAD Map: 2006-448 **MAPSCO:** TAR-031B





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

PROPERTY DATA

Legal Description: MORGAN CREEK Block 1 Lot 4

Jurisdictions:

TARRANT COUNTY (220)

EMERGENCY SVCS DIST #1 (222)

TARRANT REGIONAL WATER DISTRICT (223)

TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) EAGLE MTN-SAGINAW ISD (918)

State Code: A Year Built: 0

Personal Property Account: N/A

Agent: None

+++ Rounded.

Protest Deadline Date: 5/15/2025

Site Number: 40806758

Site Name: MORGAN CREEK-1-4

Site Class: ResFeat - Residential - Feature Only

Parcels: 1

Approximate Size+++: 0 Percent Complete: 0% Land Sqft*: 43,603 Land Acres*: 1.0010

Pool: N

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

OWNER INFORMATION

03-27-2025 Page 1



Current Owner: DEES JOSHUA

Primary Owner Address: 9640 HOUSTON HILL RD FORT WORTH, TX 76179

Deed Date: 10/24/2018

Deed Volume: Deed Page:

Instrument: D218239562

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RUMBAUGH ROBERT;RUMBAUGH VICKI	10/13/2005	D205317814	0000000	0000000
ORILLA LANE PARTNERS LTD	8/22/2005	D205271432	0000000	0000000
R A DEVELOPMENT LTD	1/1/2005	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	\$46,080	\$40,040	\$86,120	\$86,120
2023	\$46,400	\$40,040	\$86,440	\$86,440
2022	\$46,720	\$40,040	\$86,760	\$86,760
2021	\$47,040	\$40,040	\$87,080	\$87,080
2020	\$47,360	\$40,040	\$87,400	\$87,400

Pending indicates that the property record has not yet been completed for the indicated tax year.

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.

03-27-2025 Page 2

⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.