



**Address:** [8860 NOONTIDE DR](#)  
**City:** FORT WORTH  
**Georeference:** 31740F-H-3  
**Subdivision:** PARKS AT BOAT CLUB, THE  
**Neighborhood Code:** 2N010A

**Latitude:** 32.8846502979  
**Longitude:** -97.4089842544  
**TAD Map:** 2024-440  
**MAPSCO:** TAR-032M



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

**PROPERTY DATA**

**Legal Description:** PARKS AT BOAT CLUB, THE  
Block H Lot 3

**Jurisdictions:**  
CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
EAGLE MTN-SAGINAW ISD (918)

**State Code:** A

**Year Built:** 2007

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

**Protest Deadline Date:** 5/15/2025

**Site Number:** 41154061  
**Site Name:** PARKS AT BOAT CLUB, THE-H-3  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,071  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,500  
**Land Acres<sup>\*</sup>:** 0.1262  
**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:**

MURUGESAN SENTHIL

**Primary Owner Address:**

683 EMERALD VIEW DR  
FRISCO, TX 75034

**Deed Date:** 11/14/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D21765775](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LYON KATIE	8/24/2012	<a href="#">D212211262</a>	0000000	0000000
SECRETARY OF HUD	4/30/2012	<a href="#">D212126234</a>	0000000	0000000
JP MORGAN CHASE BANK	4/3/2012	<a href="#">D212089406</a>	0000000	0000000
MENDEZ JUAN CARLOS	4/16/2007	<a href="#">D207141688</a>	0000000	0000000
CENTEX HOMES	1/1/2006	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	\$211,187	\$65,000	\$276,187	\$276,187
2023	\$285,978	\$40,000	\$325,978	\$325,978
2022	\$225,719	\$40,000	\$265,719	\$265,719
2021	\$186,242	\$40,000	\$226,242	\$226,242
2020	\$142,800	\$40,000	\$182,800	\$182,800

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.