



Address: [8869 NOONTIDE DR](#)
City: FORT WORTH
Georeference: 31740F-I-22
Subdivision: PARKS AT BOAT CLUB, THE
Neighborhood Code: 2N010A

Latitude: 32.8849474606
Longitude: -97.4095266232
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 I Lot 22

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: None
Protest Deadline Date: 5/15/2025

Site Number: 41154649
Site Name: PARKS AT BOAT CLUB, THE-I-22
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,973
Percent Complete: 100%
Land Sqft^{*}: 6,000
Land Acres^{*}: 0.1377
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:

MUNIU PETER
MUGI CATHERINE

Deed Date: 7/27/2016

Deed Volume:

Deed Page:

Instrument: [D216176426](#)

Primary Owner Address:

8869 NOONTIDE DR
FORT WORTH, TX 76179

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MORRIS MICAH	8/29/2007	D207313417	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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$308,305	\$65,000	\$373,305	\$346,058
2023	\$345,410	\$40,000	\$385,410	\$314,598
2022	\$295,281	\$40,000	\$335,281	\$285,998
2021	\$219,998	\$40,000	\$259,998	\$259,998
2020	\$200,000	\$40,000	\$240,000	\$240,000

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.