

LOCATION

Account Number: 41310802

Address: 9021 NOONTIDE DR

City: FORT WORTH **Georeference:** 31740F-2-4

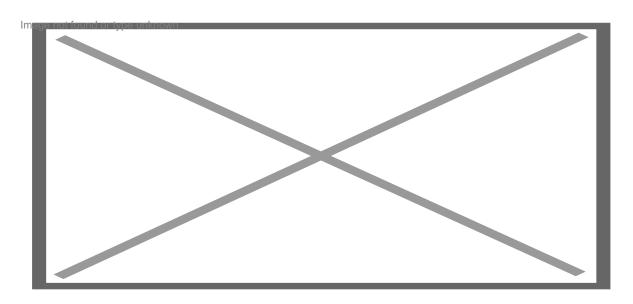
Subdivision: PARKS AT BOAT CLUB, THE

Neighborhood Code: 2N010A

Latitude: 32.885959992 **Longitude:** -97.4095108291

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 2 Lot 4

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: 2008

Personal Property Account: N/A Agent: OWNWELL INC (12140) Protest Deadline Date: 5/15/2025 **Site Number:** 41310802

Site Name: PARKS AT BOAT CLUB, THE-2-4 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,659
Percent Complete: 100%

Land Sqft*: 5,619 **Land Acres*:** 0.1289

Pool: N

+++ Rounded.

OWNER INFORMATION

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



Current Owner:

ARMOUR BRANDON JAMES

Primary Owner Address:

9021 NOONTIDE DR FORT WORTH, TX 76179 **Deed Date: 11/18/2021**

Deed Volume: Deed Page:

Instrument: D221339395

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DAVIS MAKYNIE R;DULEY BRET M	7/15/2019	D219154690		
GRUNWALD WARREN C	9/18/2014	D214211611		
GRUNWALD GARY;GRUNWALD K F ETAL	3/9/2009	D209072497	0000000	0000000
CENTEX HOMES	1/1/2007	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	\$194,000	\$65,000	\$259,000	\$259,000
2023	\$246,434	\$40,000	\$286,434	\$266,376
2022	\$202,160	\$40,000	\$242,160	\$242,160
2021	\$169,494	\$40,000	\$209,494	\$209,494
2020	\$152,029	\$40,000	\$192,029	\$192,029

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

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.

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