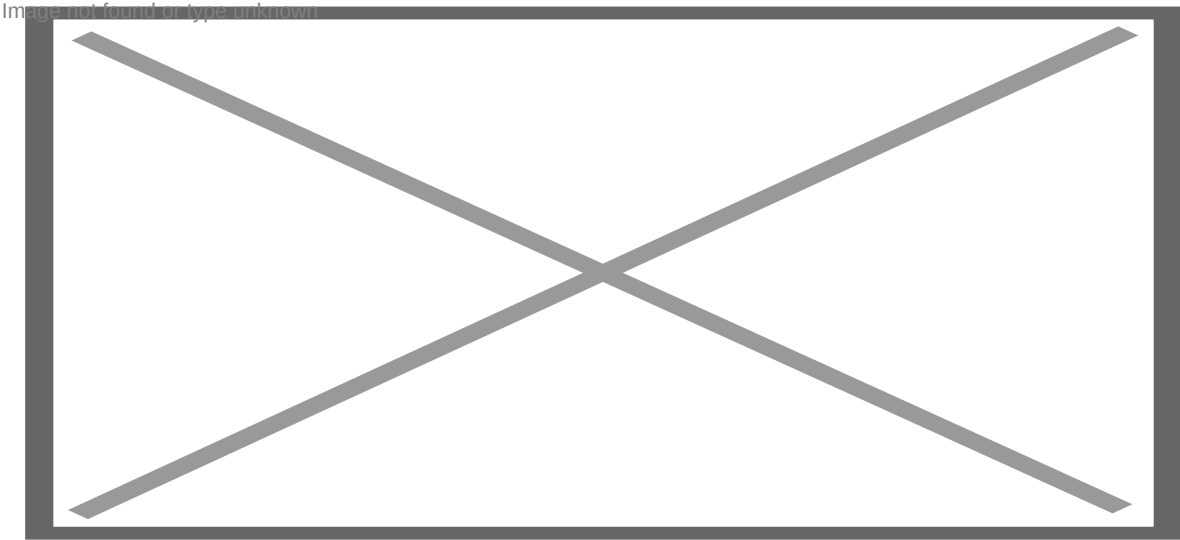


Address: [9112 NOONTIDE DR](#)
City: FORT WORTH
Georeference: 31740F-8-4
Subdivision: PARKS AT BOAT CLUB, THE
Neighborhood Code: 2N010A

Latitude: 32.8871244205
Longitude: -97.4089859115
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 8 Lot 4

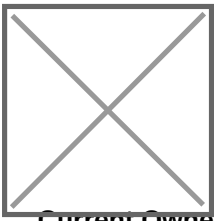
Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EAGLE MTN-SAGINAW ISD (918)

State Code: A
Year Built: 2009
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/15/2025

Site Number: 41311841
Site Name: PARKS AT BOAT CLUB, THE-8-4
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,105
Percent Complete: 100%
Land Sqft^{*}: 5,358
Land Acres^{*}: 0.1230
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:

BYNUM BRIAN
BYNUM CYNTHIA

Primary Owner Address:

9112 NOONTIDE DR
FORT WORTH, TX 76179

Deed Date: 6/1/2020

Deed Volume:

Deed Page:

Instrument: [D220126057](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MELANSON MATTHEW D	7/22/2009	D209198105	0000000	0000000
CENTEX HOMES	1/1/2007	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	\$244,000	\$65,000	\$309,000	\$309,000
2023	\$276,000	\$40,000	\$316,000	\$297,744
2022	\$246,436	\$40,000	\$286,436	\$270,676
2021	\$206,069	\$40,000	\$246,069	\$246,069
2020	\$184,478	\$40,000	\$224,478	\$224,478

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.