



## LOCATION

**Address:** [9209 BRITTLEBRUSH TR](#)  
**City:** FORT WORTH  
**Georeference:** 32942E-22-13  
**Subdivision:** PRESIDIO WEST  
**Neighborhood Code:** 2Z201G

**Latitude:** 32.909861479  
**Longitude:** -97.3397027251  
**TAD Map:** 2048-452  
**MAPSCO:** TAR-020Z



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** PRESIDIO WEST Block 22 Lot  
13 BOUNDARY SPLIT

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
NORTHWEST ISD (911)

**State Code:** A

**Year Built:** 2018

**Personal Property Account:** N/A

**Agent:** OCONNOR & ASSOCIATES (00436)

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

**Site Number:** 800025624

**Site Name:** PRESIDIO WEST 22 13 BOUNDARY SPLIT

**Site Class:** A1 - Residential - Single Family

**Parcels:** 2

**Approximate Size<sup>+++</sup>:** 3,820

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,534

**Land Acres<sup>\*</sup>:** 0.1500

**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:**

DHAKAL BIDHUT  
DHAKAL CHAHANA

**Primary Owner Address:**

9209 BRITTLEBRUSH TRL  
FORT WORTH, TX 76177

**Deed Date:** 8/19/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222209277](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OPENDOOR PROPERTY TRUST I	5/24/2022	<a href="#">D222135337</a>		
ARRINGTON KAWATIA RENEE;ARRINGTON OTIS III	2/28/2019	<a href="#">D219040831</a>		

## VALUES

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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	\$403,088	\$76,000	\$479,088	\$479,088
2024	\$403,689	\$76,000	\$479,689	\$479,689
2023	\$460,951	\$68,400	\$529,351	\$529,351
2022	\$378,886	\$53,200	\$432,086	\$400,758
2021	\$311,125	\$53,200	\$364,325	\$364,325
2020	\$282,384	\$53,200	\$335,584	\$335,584

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

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- 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.