



Address: [9916 LANDING WAY](#)
City: FORT WORTH
Georeference: 23043E-1-44
Subdivision: LA FRONTERA-FORT WORTH
Neighborhood Code: 2N400D

Latitude: 32.9019975247
Longitude: -97.4470823346
TAD Map: 2012-448
MAPSCO: TAR-031D



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

PROPERTY DATA

Legal Description: LA FRONTERA-FORT WORTH
Block 1 Lot 44

Jurisdictions:

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- EAGLE MTN-SAGINAW ISD (918)

State Code: A

Year Built: 2020

Personal Property Account: N/A

Agent: TEXAS TAX PROTEST (05909)

Protest Deadline Date: 5/15/2025

Site Number: 800049246

Site Name: LA FRONTERA-FORT WORTH 1 44

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,381

Percent Complete: 100%

Land Sqft^{*}: 11,057

Land Acres^{*}: 0.2538

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:
NICHOLS ERNEST ROBERT
Primary Owner Address:
9916 LANDING WAY
FORT WORTH, TX 76179

Deed Date: 7/26/2023
Deed Volume:
Deed Page:
Instrument: 360-718796-22

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NICHOLS ERNEST ROBERT;NICHOLS KATHLEEN DIANE	8/7/2020	D220196240		
FIRST TEXAS HOMES INC	10/30/2019	D219252503		

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	\$587,000	\$140,000	\$727,000	\$655,569
2023	\$612,000	\$125,000	\$737,000	\$595,972
2022	\$416,793	\$125,000	\$541,793	\$541,793
2021	\$416,791	\$125,000	\$541,791	\$541,791
2020	\$0	\$44,411	\$44,411	\$44,411

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.