



## LOCATION

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**Address:** [1009 DUFF CT](#)  
**City:** FORT WORTH  
**Georeference:** 16000-B-11A  
**Subdivision:** GRANDE VISTA HEIGHTS ADDITION  
**Neighborhood Code:** 1H040J

**Latitude:** 32.733148798  
**Longitude:** -97.234763982  
**TAD Map:** 2078-388  
**MAPSCO:** TAR-079L



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** GRANDE VISTA HEIGHTS  
ADDITION Block B Lot 11A

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905)

**Site Number:** 01087614

**Site Name:** GRANDE VISTA HEIGHTS ADDITION-B-11A

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,350

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,875

**Land Acres<sup>\*</sup>:** 0.1578

**Pool:** N

**State Code:** A

**Year Built:** 2021

**Personal Property Account:** N/A

**Agent:** None

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

<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

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**Current Owner:**

ECHEVERRIA MARC  
ECHEVERRIA JENNIFER

**Primary Owner Address:**

1009 DUFF CT  
FORT WORTH, TX 76112

**Deed Date:** 7/25/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223133527](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ELEPHANT HOMES LLC	6/20/2019	<a href="#">D219136986</a>		
ALPHA FAMILY GROUP LLC	6/19/2019	<a href="#">D219135072</a>		
EDWARDS INV ENT LLC	9/3/2015	<a href="#">D215228388</a>		
SADLER VIRGINIA EST	12/31/1900	0000000000000000	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$234,964	\$20,625	\$255,589	\$255,589
2023	\$192,743	\$20,625	\$213,368	\$213,368
2022	\$176,176	\$5,000	\$181,176	\$181,176
2021	\$0	\$5,000	\$5,000	\$5,000
2020	\$0	\$5,000	\$5,000	\$5,000

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

There are no exemptions for this property

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.