



## LOCATION

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**Address:** [9613 SAM BASS TR](#)

**City:** FORT WORTH

**Georeference:** 17781C-100-11

**Subdivision:** HERITAGE ADDITION-FORT WORTH

**Neighborhood Code:** 3K800G

**Latitude:** 32.9139963312

**Longitude:** -97.2829550357

**TAD Map:** 2066-452

**MAPSCO:** TAR-022X



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:** HERITAGE ADDITION-FORT WORTH Block 100 Lot 11

**Jurisdictions:**

CITY OF FORT WORTH (026)

TARRANT COUNTY (220)

TARRANT REGIONAL WATER DISTRICT (223)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

CFW PID #7 HERITAGE - RESIDENTIAL (608)

KELLER ISD (907)

**State Code:** A

**Year Built:** 2007

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 40843017

**Site Name:** HERITAGE ADDITION-FORT WORTH-100-11

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,393

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,405

**Land Acres<sup>\*</sup>:** 0.1699

**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

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**Current Owner:**

KAPPAYIL SHILA

**Primary Owner Address:**

9613 SAM BASS TRL

FORT WORTH, TX 76244

**Deed Date:** 11/14/2014

**Deed Volume:**

**Deed Page:**

**Instrument:** [D214251720](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CORPORATE RELOCATION LLC	11/14/2014	<a href="#">D214251719</a>		
MURPHY BRIAN P;MURPHY TRACY L	9/11/2007	<a href="#">D207332100</a>	0000000	0000000
HIGHLAND HOMES LTD	4/26/2007	<a href="#">D207152842</a>	0000000	0000000
HILLWOOD ALLIANCE RESIDENTIAL LP	1/1/2005	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$423,064	\$100,000	\$523,064	\$489,847
2023	\$514,476	\$100,000	\$614,476	\$445,315
2022	\$409,035	\$80,000	\$489,035	\$404,832
2021	\$288,029	\$80,000	\$368,029	\$368,029
2020	\$288,029	\$80,000	\$368,029	\$368,029

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.