

LOCATION

Address: [9108 YELLOW CEDAR TR](#)
City: FORT WORTH
Georeference: 44358-12-13
Subdivision: VALLEY BROOK
Neighborhood Code: 3K3001

Latitude: 32.9049431869
Longitude: -97.2601030545
TAD Map: 2072-448
MAPSCO: TAR-036D



Google Map or type unknown

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

PROPERTY DATA

Legal Description: VALLEY BROOK Block 12 Lot 13

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)

State Code: A

Year Built: 2009

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 41412109
Site Name: VALLEY BROOK-12-13
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,494
Percent Complete: 100%
Land Sqft^{*}: 5,500
Land Acres^{*}: 0.1262
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:

ADHIKARI TARA
SUNUWAR REETA

Primary Owner Address:

9108 YELLOW CEDAR TRL
FORT WORTH, TX 76244

Deed Date: 7/2/2018

Deed Volume:

Deed Page:

Instrument: [D218146936](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LERMA IVETTE;LERMA JOE	6/27/2009	D209185557	0000000	0000000
LENNAR HOMES OF TX SALES & MKT	6/26/2009	D209185556	0000000	0000000
LENNAR HMS TX LAND & CONST LTD	2/11/2009	D209122642	0000000	0000000
KBL II PARTNERS LTD	1/1/2008	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	\$331,107	\$60,000	\$391,107	\$361,209
2023	\$323,020	\$60,000	\$383,020	\$328,372
2022	\$273,720	\$45,000	\$318,720	\$298,520
2021	\$226,382	\$45,000	\$271,382	\$271,382
2020	\$210,333	\$45,000	\$255,333	\$255,333

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.