



LOCATION

Address: [9805 TRAIL MAP DR](#)
City: FORT WORTH
Georeference: 7262N-T-31
Subdivision: CHISHOLM TRAIL RANCH PH I SEC I
Neighborhood Code: 4S004S

Latitude: 32.6033837955
Longitude: -97.4008645251
TAD Map: 2024-340
MAPSCO: TAR-103W



Google Map or type unknown

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

PROPERTY DATA

Legal Description: CHISHOLM TRAIL RANCH PH I
SEC I Block T Lot 31

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CROWLEY ISD (912)

Site Number: 800031009
Site Name: CHISHOLM TRAIL RANCH PH I SEC I T 31
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,618
Percent Complete: 100%
Land Sqft^{*}: 7,778
Land Acres^{*}: 0.1786
Pool: N

State Code: A

Year Built: 2020

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

RANA BIJAYA
JEETENDRA KC

Primary Owner Address:

9805 TRAIL MAP DR
CROWLEY, TX 76036

Deed Date: 3/15/2021

Deed Volume:

Deed Page:

Instrument: [D221069924](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|--------------------------|-----------|----------------------------|-------------|-----------|
| TRENDMAKER HOMES DFW LLC | 8/11/2020 | D220198189 | | |

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 | \$315,513 | \$70,000 | \$385,513 | \$385,513 |
| 2023 | \$365,262 | \$70,000 | \$435,262 | \$435,262 |
| 2022 | \$300,743 | \$60,000 | \$360,743 | \$360,743 |
| 2021 | \$209,127 | \$60,000 | \$269,127 | \$269,127 |
| 2020 | \$0 | \$42,000 | \$42,000 | \$42,000 |

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.