

## LOCATION

**Address:** [9040 FLYING EAGLE LN](#)  
**City:** FORT WORTH  
**Georeference:** 8363B-BB-27  
**Subdivision:** COPPER CREEK  
**Neighborhood Code:** 2N100X

**Latitude:** 32.9017775652  
**Longitude:** -97.3585822999  
**TAD Map:** 2042-448  
**MAPSCO:** TAR-034B



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** COPPER CREEK Block BB Lot 27

**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:** 2022

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 800063855

**Site Name:** COPPER CREEK Block BB Lot 27

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,705

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,758

**Land Acres<sup>\*</sup>:** 0.1322

**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:**

POUDEL PRASHANT

**Primary Owner Address:**

9040 FLYING EAGLE LN  
 FORT WORTH, TX 76131

**Deed Date:** 9/9/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222224851](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
M/I HOMES OF DFW LLC	2/8/2022	<a href="#">D222036170</a>		

## 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	\$360,866	\$80,000	\$440,866	\$440,866
2023	\$400,160	\$60,000	\$460,160	\$460,160
2022	\$0	\$42,000	\$42,000	\$42,000
0	\$0	\$0	\$0	\$0

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

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- 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.