



## LOCATION

**Address:** [9912 RYEGRASS TERR](#)

**City:** FORT WORTH

**Georeference:** 20731-3-4

**Subdivision:** HULEN TRACT

**Neighborhood Code:** 4S0043

**Latitude:** 32.5983741409

**Longitude:** -97.3989360906

**TAD Map:** 2030-336

**MAPSCO:** TAR-117A



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** HULEN TRACT Block 3 Lot 4

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2022

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 800064180

**Site Name:** HULEN TRACT Block 3 Lot 4

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,779

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,055

**Land Acres<sup>\*</sup>:** 0.1390

**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

**Current Owner:**

RAY BACHE LAL

KUMARI NITU

**Primary Owner Address:**

9912 RYEGRASS TERR  
FORT WORTH, TX 76036

**Deed Date:** 6/14/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222153712](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
IMPRESSION HOMES LLC	12/23/2021	<a href="#">D222077281</a>		
SJ ROSEMARY DEVELOPMENT LP	12/10/2021	PCAD202148558		

## VALUES

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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	\$283,083	\$60,000	\$343,083	\$343,083
2023	\$305,241	\$60,000	\$365,241	\$365,241
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.