



LOCATION

Address: [9833 MESCALBEAN BLVD](#)

City: FORT WORTH

Georeference: 20731-6-23

Subdivision: HULEN TRACT

Neighborhood Code: 4S0043

Latitude: 32.5998299575

Longitude: -97.4011785013

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 6 Lot 23

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: 2023

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 800076040

Site Name: HULEN TRACT Block 6 Lot 23

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,999

Percent Complete: 100%

Land Sqft^{*}: 6,491

Land Acres^{*}: 0.1490

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:

BANDI SIVAKUMAR

BANDI HARITHA

Primary Owner Address:

14037 SOWELL DR
FRISCO, TX 75035

Deed Date: 7/5/2023

Deed Volume:

Deed Page:

Instrument: [D223120170](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|----------------------|----------|----------------------------|-------------|-----------|
| IMPRESSION HOMES LLC | 4/5/2023 | D223060067 | | |

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 | \$284,000 | \$60,000 | \$344,000 | \$344,000 |
| 2023 | \$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

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.