



**Address:** [10200 MARIA DR](#)  
**City:** FORT WORTH  
**Georeference:** 46280-45-18  
**Subdivision:** WESTPOINT ADDITION (FT WORTH)  
**Neighborhood Code:** 2W300C

**Latitude:** 32.7514305077  
**Longitude:** -97.5026846714  
**TAD Map:** 1994-392  
**MAPSCO:** TAR-072B



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WESTPOINT ADDITION (FT WORTH) Block 45 Lot 18

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
WHITE SETTLEMENT ISD (920)

**State Code:** A

**Year Built:** 1989

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 05715091

**Site Name:** WESTPOINT ADDITION (FT WORTH)-45-18

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,548

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,676

**Land Acres<sup>\*</sup>:** 0.1762

**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:**

PEREZ CYNTHIA

**Primary Owner Address:**

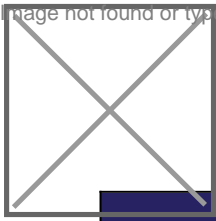
10200 MARIA DR  
FORT WORTH, TX 76108

**Deed Date:** 8/6/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220192439](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
TATUM ERIN KAYE;TATUM NATHAN B	4/30/1999	00138040000448	0013804	0000448
OSPREY INVESTMENTS INC	5/5/1998	00132040000031	0013204	0000031
SABINE VALLEY HOMES INC	8/16/1989	00096930001341	0009693	0001341
WESTPOINT III JV	1/1/1985	00000000000000	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 <sup>+</sup>
2025	\$212,029	\$50,000	\$262,029	\$262,029
2024	\$212,029	\$50,000	\$262,029	\$262,029
2023	\$213,011	\$50,000	\$263,011	\$263,011
2022	\$173,644	\$35,000	\$208,644	\$208,644
2021	\$148,613	\$35,000	\$183,613	\$183,613
2020	\$135,468	\$35,000	\$170,468	\$151,870

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.