



**Address:** [10216 MARIA DR](#)  
**City:** FORT WORTH  
**Georeference:** 46280-45-22  
**Subdivision:** WESTPOINT ADDITION (FT WORTH)  
**Neighborhood Code:** 2W300C

**Latitude:** 32.7517836998  
**Longitude:** -97.5032784824  
**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 22

**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)

**Site Number:** 05715148

**Site Name:** WESTPOINT ADDITION (FT WORTH)-45-22

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,722

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,148

**Land Acres<sup>\*</sup>:** 0.1411

**Pool:** N

**State Code:** A

**Year Built:** 1989

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$301,764

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

<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:**

NUHN DAVID

NUHN DONNA

**Primary Owner Address:**

10216 MARIA DR  
FORT WORTH, TX 76108-4072

**Deed Date:** 2/14/2007

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D207060086](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DONALD KAZUMI;DONALD ROBERT	2/13/1990	00098450001226	0009845	0001226
SABINE VALLEY HOMES INC	2/12/1990	00098450001222	0009845	0001222
CONATSER JERRY R	4/15/1989	00000000000000	0000000	0000000
SABINE VALLEY HOMES INC	4/14/1989	00095710000806	0009571	0000806
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	\$251,764	\$50,000	\$301,764	\$265,735
2024	\$251,764	\$50,000	\$301,764	\$241,577
2023	\$214,655	\$50,000	\$264,655	\$219,615
2022	\$175,000	\$35,000	\$210,000	\$199,650
2021	\$170,441	\$35,000	\$205,441	\$181,500
2020	\$130,000	\$35,000	\$165,000	\$165,000

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

- 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.