



Address: [10037 YEOMAN LN](#)
City: FORT WORTH
Georeference: 37927-1-19
Subdivision: SEVILLE SUBDIVISION, THE
Neighborhood Code: 2N400I

Latitude: 32.9013621466
Longitude: -97.4692673832
TAD Map: 2006-448
MAPSCO: TAR-031B



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SEVILLE SUBDIVISION, THE
Block 1 Lot 19

Jurisdictions:
TARRANT COUNTY (220)
EMERGENCY SVCS DIST #1 (222)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EAGLE MTN-SAGINAW ISD (918)

State Code: A

Year Built: 1996

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$647,668

Protest Deadline Date: 5/24/2024

Site Number: 05991382
Site Name: SEVILLE SUBDIVISION, THE-1-19
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 4,155
Percent Complete: 100%
Land Sqft^{*}: 49,440
Land Acres^{*}: 1.1350
Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
CHRISTIAN RALPH B III
Primary Owner Address:
10037 YEOMAN LN
FORT WORTH, TX 76179-4072

Deed Date: 6/10/1998
Deed Volume: 0013271
Deed Page: 0000434
Instrument: 00132710000434

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHRISTIAN J G;CHRISTIAN RALPH	4/14/1994	00115420002250	0011542	0002250
LYONS JACK;LYONS MARGARET	8/10/1993	00111910000005	0011191	0000005
HALTOM BANK	9/8/1989	00097010002313	0009701	0002313
EML DEVELOPMENT CO	1/20/1988	00091740001043	0009174	0001043
EAGLE MT LAKE DEV	1/1/1986	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 ⁺
2025	\$602,268	\$45,400	\$647,668	\$647,668
2024	\$602,268	\$45,400	\$647,668	\$612,926
2023	\$605,106	\$45,400	\$650,506	\$557,205
2022	\$496,663	\$45,400	\$542,063	\$506,550
2021	\$415,100	\$45,400	\$460,500	\$460,500
2020	\$415,100	\$45,400	\$460,500	\$460,500

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.