



Address: [10809 FANDOR ST](#)
City: FORT WORTH
Georeference: 7087-11-13
Subdivision: CHAPEL CREEK RANCH ADDITION
Neighborhood Code: 2W300A

Latitude: 32.754572454
Longitude: -97.5142358761
TAD Map: 1994-392
MAPSCO: TAR-058W



Google Map or type unknown

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

PROPERTY DATA

Legal Description: CHAPEL CREEK RANCH
ADDITION Block 11 Lot 13

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: 1992

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$325,878

Protest Deadline Date: 5/24/2024

Site Number: 06186696

Site Name: CHAPEL CREEK RANCH ADDITION-11-13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,772

Percent Complete: 100%

Land Sqft^{*}: 7,130

Land Acres^{*}: 0.1636

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:

FRAMPTON MONIQUE

Primary Owner Address:

10809 FANDOR ST
FORT WORTH, TX 76108

Deed Date: 10/30/2023

Deed Volume:

Deed Page:

Instrument: 142-23-193891

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FRAMPTON JOHN W;FRAMPTON MONIQUE	9/15/1992	00107920000473	0010792	0000473
CHOICE HOMES TEXAS INC	6/26/1992	00106910001352	0010691	0001352
ZLB PARTNERS INC	6/27/1991	00103030000041	0010303	0000041
WESTINGHOUSE CREDIT CORP	12/5/1989	00097810002235	0009781	0002235
CHAPEL CREEK RANCH JV	1/1/1987	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	\$230,000	\$50,000	\$280,000	\$280,000
2024	\$275,878	\$50,000	\$325,878	\$294,509
2023	\$284,788	\$50,000	\$334,788	\$267,735
2022	\$231,223	\$30,000	\$261,223	\$243,395
2021	\$194,193	\$30,000	\$224,193	\$221,268
2020	\$195,551	\$30,000	\$225,551	\$201,153

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.