



Address: [10225 TUSTIN TERR](#)
City: FORT WORTH
Georeference: 24076-1-12
Subdivision: LITTLE CHAPEL CREEK ADDITION
Neighborhood Code: 2W300N

Latitude: 32.7346960608
Longitude: -97.504923788
TAD Map: 1994-388
MAPSCO: TAR-072K



Google Map or type unknown

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

PROPERTY DATA

Legal Description: LITTLE CHAPEL CREEK
ADDITION Block 1 Lot 12

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: A

Year Built: 2000

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$252,780

Protest Deadline Date: 5/24/2024

Site Number: 07197608

Site Name: LITTLE CHAPEL CREEK ADDITION-1-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,406

Percent Complete: 100%

Land Sqft^{*}: 5,250

Land Acres^{*}: 0.1205

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:

PERVICHKO ALEKSEI

Primary Owner Address:

10225 TUSTIN TERR
FORT WORTH, TX 76108-4957

Deed Date: 1/17/2014

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D214011255](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SECRETARY OF HUD	3/14/2013	D213253229	0000000	0000000
BANK OF AMERICA NA	9/4/2012	D212234691	0000000	0000000
BAC HOME LONAS SERVICING LP	9/7/2010	D210227984	0000000	0000000
MONDAY GLENN III;MONDAY SARAH	11/17/2006	D206367980	0000000	0000000
CRUTCHFIELD BRIAN;CRUTCHFIELD SUSAN	10/12/2000	00145800000200	0014580	0000200
CHOICE HOMES INC	8/15/2000	00144760000468	0014476	0000468
MCCLURE DEVELOPMENT INC	1/1/1998	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	\$202,780	\$50,000	\$252,780	\$252,780
2024	\$202,780	\$50,000	\$252,780	\$238,356
2023	\$214,392	\$50,000	\$264,392	\$216,687
2022	\$170,000	\$35,000	\$205,000	\$196,988
2021	\$170,000	\$35,000	\$205,000	\$179,080
2020	\$147,860	\$35,000	\$182,860	\$162,800

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.