



Address: [10252 TUSTIN TERR](#)
City: FORT WORTH
Georeference: 24076-2-4
Subdivision: LITTLE CHAPEL CREEK ADDITION
Neighborhood Code: 2W300N

Latitude: 32.7351776529
Longitude: -97.5061105816
TAD Map: 1994-388
MAPSCO: TAR-072J



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 2 Lot 4

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: None

Protest Deadline Date: 5/24/2024

Site Number: 07197713

Site Name: LITTLE CHAPEL CREEK ADDITION-2-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,260

Percent Complete: 100%

Land Sqft^{*}: 5,250

Land Acres^{*}: 0.1205

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

VASIKARLA RANJEETH KUMAR

Primary Owner Address:

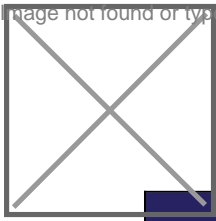
1520 PRESTON RD APT 111
PLANO, TX 75093

Deed Date: 6/4/2018

Deed Volume:

Deed Page:

Instrument: [D218121871](#)



| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-------------------------|-----------|----------------------------|-------------|-----------|
| DODD JACLYN | 4/12/2010 | D210090409 | 0000000 | 0000000 |
| HARRISON THERESA R | 5/23/2006 | D206169230 | 0000000 | 0000000 |
| PHIPPS GINA | 5/26/2000 | 00143620000165 | 0014362 | 0000165 |
| CHOICE HOMES INC | 2/15/2000 | 00142170000425 | 0014217 | 0000425 |
| 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 | \$200,739 | \$50,000 | \$250,739 | \$250,739 |
| 2024 | \$200,739 | \$50,000 | \$250,739 | \$250,739 |
| 2023 | \$198,895 | \$50,000 | \$248,895 | \$248,895 |
| 2022 | \$181,442 | \$35,000 | \$216,442 | \$216,442 |
| 2021 | \$147,443 | \$35,000 | \$182,443 | \$182,443 |
| 2020 | \$125,267 | \$35,000 | \$160,267 | \$160,267 |

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.