



Address: [10240 TUSTIN TERR](#)
City: FORT WORTH
Georeference: 24076-2-7
Subdivision: LITTLE CHAPEL CREEK ADDITION
Neighborhood Code: 2W300N

Latitude: 32.7351304449
Longitude: -97.5056090469
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 7

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: CAMERON PROPERTY TAX (12191)

Protest Deadline Date: 5/24/2024

Site Number: 07197780

Site Name: LITTLE CHAPEL CREEK ADDITION-2-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,248

Percent Complete: 100%

Land Sqft^{*}: 5,631

Land Acres^{*}: 0.1292

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:

SANCHEZ JOSE MANUEL LEDEZMA

Primary Owner Address:

10240 TUSTIN TERR
FORT WORTH, TX 76108

Deed Date: 5/12/2023

Deed Volume:

Deed Page:

Instrument: [D223082861](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CABALLERO CONRAD	6/14/2000	00143910000575	0014391	0000575
CHOICE HOMES INC	2/1/2000	00142000000066	0014200	0000066
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	\$199,842	\$50,000	\$249,842	\$249,842
2024	\$199,842	\$50,000	\$249,842	\$249,842
2023	\$198,014	\$50,000	\$248,014	\$212,824
2022	\$180,683	\$35,000	\$215,683	\$193,476
2021	\$146,920	\$35,000	\$181,920	\$175,887
2020	\$124,897	\$35,000	\$159,897	\$159,897

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.