



Address: [12605 BLACK CHERRY LN](#)
City: FORT WORTH
Georeference: 40456H-H-16
Subdivision: STONE WOOD ADDITION
Neighborhood Code: 3T030D

Latitude: 32.8222023012
Longitude: -97.0930085144
TAD Map: 2120-420
MAPSCO: TAR-055Q



Google Map or type unknown

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

PROPERTY DATA

Legal Description: STONE WOOD ADDITION Block
H Lot 16

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
HURST-EULESS-BEDFORD ISD (916)

State Code: A

Year Built: 2000

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 07349459

Site Name: STONE WOOD ADDITION-H-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,148

Percent Complete: 100%

Land Sqft^{*}: 5,663

Land Acres^{*}: 0.1300

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:

UPADHAYAYA MANSOON

UPADHAYAYA NILA CHAPAGAIN

Primary Owner Address:

12605 BLACK CHERRY LN
FORT WORTH, TX 76040

Deed Date: 10/20/2023

Deed Volume:

Deed Page:

Instrument: [D223190372](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OP SPE PHX1 LLC	7/26/2023	D223132662		
MUNRO PHYLLIS A	9/21/2018	D218223080		
SCANLON PETER JR;SCANLON PHYLLIS	10/30/2000	00145990000150	0014599	0000150
CENTEX REAL ESTATE CORP	1/1/1999	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	\$319,270	\$80,000	\$399,270	\$399,270
2024	\$319,270	\$80,000	\$399,270	\$399,270
2023	\$348,319	\$50,000	\$398,319	\$349,612
2022	\$287,423	\$50,000	\$337,423	\$317,829
2021	\$238,935	\$50,000	\$288,935	\$288,935
2020	\$219,382	\$50,000	\$269,382	\$267,183

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.