



**Address:** [10301 BLACK FOREST CT](#)  
**City:** FORT WORTH  
**Georeference:** 31741H-19-16  
**Subdivision:** PARKS OF DEER CREEK ADDITION  
**Neighborhood Code:** 4B012G

**Latitude:** 32.6043564489  
**Longitude:** -97.3285390191  
**TAD Map:** 2048-340  
**MAPSCO:** TAR-105W



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** PARKS OF DEER CREEK  
ADDITION Block 19 Lot 16

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CROWLEY ISD (912)

**State Code:** A

**Year Built:** 2002

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 07700415

**Site Name:** PARKS OF DEER CREEK ADDITION-19-16

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,012

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,922

**Land Acres<sup>\*</sup>:** 0.1589

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

NKURUNZIZA JAMES  
NYIRAMUCHO ESTER  
NTAGAWA JONAS

**Primary Owner Address:**

10301 BLACK FOREST CT  
FORT WORTH, TX 76140

**Deed Date:** 9/8/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222223180](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GANDHI JIGNESH;GANDHI VERONICA	7/25/2002	00158590000254	0015859	0000254
LENAR HOMES OF TEXAS INC	7/25/2002	00158590000247	0015859	0000247
LENNAR HMS OF TX LAND & CONST	3/20/2002	00155610000013	0015561	0000013
LUMBERMEN'S INVESTMENT CORP	1/1/2000	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 <sup>+</sup>
2025	\$211,493	\$60,000	\$271,493	\$271,493
2024	\$296,593	\$60,000	\$356,593	\$356,593
2023	\$335,105	\$40,000	\$375,105	\$375,105
2022	\$260,808	\$40,000	\$300,808	\$300,808
2021	\$217,680	\$40,000	\$257,680	\$257,680
2020	\$203,388	\$40,000	\$243,388	\$243,388

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.