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**Address:** [10433 LAKE BEND TR](#)  
**City:** FORT WORTH  
**Georeference:** 23311-1-9  
**Subdivision:** LAKEVIEW ADDITION  
**Neighborhood Code:** 3T010H

**Latitude:** 32.8107420413  
**Longitude:** -97.1439054835  
**TAD Map:** 2108-416  
**MAPSCO:** TAR-054W



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

## PROPERTY DATA

**Legal Description:** LAKEVIEW ADDITION Block 1  
Lot 9

**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:** 2003

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$403,951

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

**Site Number:** 07866240

**Site Name:** LAKEVIEW ADDITION-1-9

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,338

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,943

**Land Acres<sup>\*</sup>:** 0.1823

**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:**

VANRACHACK PHONEVILAY

**Primary Owner Address:**

10433 LAKE BEND TR  
HURST, TX 76053-7822

**Deed Date:** 6/26/2003

**Deed Volume:** 0016963

**Deed Page:** 0000154

**Instrument:** [D203264954](#)

| Previous Owners          | Date     | Instrument       | Deed Volume | Deed Page |
|--------------------------|----------|------------------|-------------|-----------|
| LENAR HOMES OF TEXAS INC | 1/1/2001 | 0000000000000000 | 0000000     | 0000000   |



## VALUES

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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 | \$323,951          | \$80,000    | \$403,951    | \$332,750                    |
| 2024 | \$323,951          | \$80,000    | \$403,951    | \$302,500                    |
| 2023 | \$348,536          | \$50,000    | \$398,536    | \$275,000                    |
| 2022 | \$200,000          | \$50,000    | \$250,000    | \$250,000                    |
| 2021 | \$200,000          | \$50,000    | \$250,000    | \$250,000                    |
| 2020 | \$200,000          | \$50,000    | \$250,000    | \$229,900                    |

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

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- 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.