



Address: [10852 HAWKS LANDING RD](#)
City: FORT WORTH
Georeference: 12751F-17-26
Subdivision: EMERALD PARK ADDITION - FW
Neighborhood Code: 2N100B

Latitude: 32.9265124928
Longitude: -97.3648839289
TAD Map: 2036-456
MAPSCO: TAR-020N



Google Map or type unknown

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

PROPERTY DATA

Legal Description: EMERALD PARK ADDITION -
FW Block 17 Lot 26

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
NORTHWEST ISD (911)

State Code: A

Year Built: 2005

Personal Property Account: N/A

Agent: THE RAY TAX GROUP LLC (01008)

Protest Deadline Date: 5/24/2024

Site Number: 40825183

Site Name: EMERALD PARK ADDITION - FW-17-26

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,383

Percent Complete: 100%

Land Sqft^{*}: 5,662

Land Acres^{*}: 0.1299

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:

CHAN TUENLAP DANIEL

Primary Owner Address:

2605 CLIPPER CT
RICHARDSON, TX 75082

Deed Date: 6/14/2019

Deed Volume:

Deed Page:

Instrument: [D219131886](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WINTLE ROGER D APC PENSION PLAN & TRUST	10/14/2015	D215234120		
HINEY MARIA D;HINEY RICHARD E	10/2/2007	D207354575	0000000	0000000
HINEY RICHARD E	12/21/2006	D207001980	0000000	0000000
DR HORTON - TEXAS LTD	1/1/2005	000000000000000	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	\$181,848	\$75,000	\$256,848	\$256,848
2024	\$232,897	\$75,000	\$307,897	\$307,897
2023	\$278,930	\$45,000	\$323,930	\$323,930
2022	\$185,000	\$45,000	\$230,000	\$230,000
2021	\$185,000	\$45,000	\$230,000	\$230,000
2020	\$186,500	\$45,000	\$231,500	\$231,500

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.