



Address: [10017 WAVERLY LN](#)
City: FORT WORTH
Georeference: 8652-30-14
Subdivision: CRAWFORD FARMS ADDITION
Neighborhood Code: 3K300U

Latitude: 32.9209128009
Longitude: -97.2959407317
TAD Map: 2060-456
MAPSCO: TAR-022S



Google Map or type unknown

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

PROPERTY DATA

Legal Description: CRAWFORD FARMS ADDITION
Block 30 Lot 14

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)

State Code: A

Year Built: 2007

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Notice Sent Date: 5/1/2025

Notice Value: \$529,596

Protest Deadline Date: 5/24/2024

Site Number: 40917487

Site Name: CRAWFORD FARMS ADDITION-30-14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,088

Percent Complete: 100%

Land Sqft^{*}: 8,712

Land Acres^{*}: 0.2000

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

CERVANTES JUAN JR
CERVANTES MELANI

Primary Owner Address:

10017 WAVERLY LN
FORT WORTH, TX 76244-6643

Deed Date: 1/13/2011

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D211018298](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-------------------------------|-----------|----------------------------|-------------|-----------|
| BRAMBLE MARLANA;BRAMBLE TYLER | 9/1/2007 | D207333949 | 0000000 | 0000000 |
| DR HORTON - TEXAS LTD | 5/23/2006 | D206155304 | 0000000 | 0000000 |
| CRAWFORD PARTNERS NO 4 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 | \$444,596 | \$85,000 | \$529,596 | \$514,632 |
| 2024 | \$444,596 | \$85,000 | \$529,596 | \$467,847 |
| 2023 | \$472,092 | \$85,000 | \$557,092 | \$425,315 |
| 2022 | \$369,399 | \$70,000 | \$439,399 | \$386,650 |
| 2021 | \$281,500 | \$70,000 | \$351,500 | \$351,500 |
| 2020 | \$281,500 | \$70,000 | \$351,500 | \$340,010 |

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.