



**Address:** [10063 LEAPING BUCK PNT](#)  
**City:** TARRANT COUNTY  
**Georeference:** 9616-2-37  
**Subdivision:** DEER WOOD FOREST ADDITION  
**Neighborhood Code:** 4A400P

**Latitude:** 32.6200135474  
**Longitude:** -97.4965181756  
**TAD Map:** 2000-344  
**MAPSCO:** TAR-100P



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** DEER WOOD FOREST  
ADDITION Block 2 Lot 37

**Jurisdictions:**

TARRANT COUNTY (220)  
EMERGENCY SVCS DIST #1 (222)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905)

**State Code:** A

**Year Built:** 2009

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$892,658

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

**Site Number:** 40995186

**Site Name:** DEER WOOD FOREST ADDITION-2-37

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,568

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 52,707

**Land Acres<sup>\*</sup>:** 1.2100

**Pool:** Y

<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:**

PHARIS FAMILY REVOCABLE LIVING TRUST

**Primary Owner Address:**

10063 LEAPING BUCK PT  
FORT WORTH, TX 76126

**Deed Date:** 7/3/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224117700](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FINUCANE FAMILY TRUST	10/29/2011	<a href="#">D211267597</a>		
FINUCANE MICHE;FINUCANE TIMOTHY L	10/28/2011	<a href="#">D211267597</a>	0000000	0000000
FINUCANE M FINUCANE;FINUCANE TIMOTHY	9/6/2011	<a href="#">D211223737</a>	0000000	0000000
FINUCANE MICHELL;FINUCANE TIMOTHY	4/9/2009	<a href="#">D209103802</a>	0000000	0000000
NORTH TX MAVERICK BUILDERS LP	3/20/2008	<a href="#">D208102544</a>	0000000	0000000
FRANKS JANE FRANKS;FRANKS JIM	4/19/2006	<a href="#">D206124330</a>	0000000	0000000
BENBROOKHEEHOO PARTNERS LP	1/1/2006	0000000000000000	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	\$755,058	\$137,600	\$892,658	\$892,658
2024	\$755,058	\$137,600	\$892,658	\$892,658
2023	\$758,391	\$137,600	\$895,991	\$895,991
2022	\$618,196	\$46,585	\$664,781	\$664,781
2021	\$551,990	\$46,585	\$598,575	\$598,575
2020	\$554,411	\$46,585	\$600,996	\$600,996

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.