



**Address:** [10017 IRON RIDGE DR](#)  
**City:** FORT WORTH  
**Georeference:** 9613B-22-47  
**Subdivision:** DEER CREEK NORTH ADD  
**Neighborhood Code:** 4B012K

**Latitude:** 32.6084963603  
**Longitude:** -97.324290242  
**TAD Map:** 2054-340  
**MAPSCO:** TAR-105W



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** DEER CREEK NORTH ADD  
Block 22 Lot 47

**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:** 2010

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

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

**Notice Value:** \$214,000

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

**Site Number:** 41074343

**Site Name:** DEER CREEK NORTH ADD-22-47

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,144

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,505

**Land Acres<sup>\*</sup>:** 0.1263

**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:**

TRICON SFR 2025-1 BORROWER LLC

**Primary Owner Address:**

15771 RED HILL AVE STE 100  
TUSTIN, CA 92780

**Deed Date:** 3/6/2025

**Deed Volume:**

**Deed Page:**

**Instrument:** [D225040128](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TAH 2018-1 BORROWER LLC	4/18/2018	<a href="#">D218085185</a>		
TAH HOLDING LP	10/30/2017	<a href="#">D217253316</a>		
SKA PROPERTIES	10/27/2017	<a href="#">D217251118</a>		
FORTUNE JEROD L	1/28/2011	<a href="#">D211027228</a>	0000000	0000000
LGI HOMES-DEER CREEK LLC	6/30/2009	<a href="#">D209176636</a>	0000000	0000000
VERITEX COMMUNITY BANK	3/4/2008	<a href="#">D208102659</a>	0000000	0000000
RISINGER DEER CREEK 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	\$130,081	\$50,000	\$180,081	\$180,081
2024	\$164,000	\$50,000	\$214,000	\$214,000
2023	\$207,847	\$40,000	\$247,847	\$247,847
2022	\$162,949	\$40,000	\$202,949	\$202,949
2021	\$132,287	\$40,000	\$172,287	\$172,287
2020	\$107,437	\$40,000	\$147,437	\$147,437

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.