



**Address:** [8845 NIGHT WIND LN](#)  
**City:** FORT WORTH  
**Georeference:** 817H-40-5  
**Subdivision:** ARCADIA PARK ADDITION  
**Neighborhood Code:** 3K500K

**Latitude:** 32.9005949181  
**Longitude:** -97.2950100376  
**TAD Map:** 2060-448  
**MAPSCO:** TAR-036A



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** ARCADIA PARK ADDITION  
Block 40 Lot 5

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KELLER ISD (907)

**State Code:** A

**Year Built:** 2010

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Notice Value:** \$351,000

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

**Site Number:** 41292642  
**Site Name:** ARCADIA PARK ADDITION-40-5  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,097  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,316  
**Land Acres<sup>\*</sup>:** 0.1449  
**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:**

KAPHLE ASMITA NIROULA  
KAPHLE MAHESH

**Primary Owner Address:**

8845 NIGHT WIND LN  
KELLER, TX 76244

**Deed Date:** 5/3/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219096041](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LAMICHHANE BABITA;LAMICHHANE YUB R	6/22/2016	<a href="#">D216135822</a>		
TWEEDIE SHAWNDA;TWEEDIE THOMAS N	5/19/2010	<a href="#">D210129539</a>	0000000	0000000
HORIZON HOMES LTD	12/14/2009	<a href="#">D209328344</a>	0000000	0000000
ARCADIA LOTS LTD	1/1/2007	00000000000000	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	\$281,000	\$70,000	\$351,000	\$351,000
2024	\$281,000	\$70,000	\$351,000	\$349,412
2023	\$292,621	\$70,000	\$362,621	\$317,647
2022	\$251,415	\$55,000	\$306,415	\$288,770
2021	\$214,153	\$55,000	\$269,153	\$262,518
2020	\$183,653	\$55,000	\$238,653	\$238,653

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.