



**Address:** [10352 MORADA RD](#)  
**City:** FORT WORTH  
**Georeference:** 44580N-1-17  
**Subdivision:** VENTANA  
**Neighborhood Code:** 4A400R

**Latitude:** 32.6722514175  
**Longitude:** -97.5089925532  
**TAD Map:** 1994-364  
**MAPSCO:** TAR-086N



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** VENTANA Block 1 Lot 17  
**Jurisdictions:**  
CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905)  
**State Code:** A  
**Year Built:** 2018  
**Personal Property Account:** N/A  
**Agent:** CHANDLER CROUCH (11730)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 800029508  
**Site Name:** VENTANA 1 17  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,474  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 8,363  
**Land Acres<sup>\*</sup>:** 0.1920  
**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:**  
THE TEAM DUNCAN LIVING TRUST  
**Primary Owner Address:**  
10352 MORADA RD  
FORT WORTH, TX 76126

**Deed Date:** 2/21/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223027789](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DUNCAN ELIZABETH A;DUNCAN PAUL S	12/31/2018	<a href="#">D219000021</a>		
DUNHILL HOMES DFW LLC	3/22/2018	<a href="#">D218060660</a>		



## VALUES

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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	\$376,849	\$80,000	\$456,849	\$456,849
2024	\$376,849	\$80,000	\$456,849	\$456,849
2023	\$494,830	\$75,000	\$569,830	\$517,086
2022	\$411,141	\$75,000	\$486,141	\$470,078
2021	\$352,344	\$75,000	\$427,344	\$427,344
2020	\$364,902	\$75,000	\$439,902	\$439,902

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

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- HOMESTEAD GENERAL 11.13(b)
- DISABLED VET 70 to 99 PCT 11.22

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.