



**Address:** [10454 FORT CIBOLO TR](#)  
**City:** TARRANT COUNTY  
**Georeference:** 39603N-A-22  
**Subdivision:** SOUTHFORK ESTATES  
**Neighborhood Code:** 4B030U

**Latitude:** 32.5796329879  
**Longitude:** -97.3875720438  
**TAD Map:** 2030-328  
**MAPSCO:** TAR-117K



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SOUTHFORK ESTATES Block A  
Lot 22

**Jurisdictions:**  
TARRANT COUNTY (220)  
EMERGENCY SVCS DIST #1 (222)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CROWLEY ISD (912)

**State Code:** A

**Year Built:** 2020

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Site Number:** 800033424  
**Site Name:** SOUTHFORK ESTATES A 22  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,096  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,724  
**Land Acres<sup>\*</sup>:** 0.1540  
**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:**  
CAIN CANDACE

**Primary Owner Address:**  
10454 FORT CIBOLO TRL  
CROWLEY, TX 76036

**Deed Date:** 3/27/2020  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D220074798](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
D.R. HORTON -TEXAS LTD	11/26/2019	<a href="#">D219274424</a>		

## 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	\$262,694	\$36,982	\$299,676	\$299,676
2024	\$262,694	\$36,982	\$299,676	\$299,676
2023	\$289,698	\$35,000	\$324,698	\$275,935
2022	\$235,689	\$35,000	\$270,689	\$250,850
2021	\$193,045	\$35,000	\$228,045	\$228,045
2020	\$0	\$7,150	\$7,150	\$7,150

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.