



**Address:** [10109 CALLAN LN](#)  
**City:** FORT WORTH  
**Georeference:** 34234-24-24  
**Subdivision:** RICHMOND ADDN - FT WORTH  
**Neighborhood Code:** 2N1004

**Latitude:** 32.9154524199  
**Longitude:** -97.3611822295  
**TAD Map:** 2042-452  
**MAPSCO:** TAR-020S



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** RICHMOND ADDN - FT WORTH  
Block 24 Lot 24

**Jurisdictions:**  
CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
NORTHWEST ISD (911)

**State Code:** A  
**Year Built:** 2020  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$481,583  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 800043766  
**Site Name:** RICHMOND ADDN - FT WORTH 24 24  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,036  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,500  
**Land Acres<sup>\*</sup>:** 0.1492  
**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:**  
IKINANI YVETTE  
**Primary Owner Address:**  
10109 CALLEN LN  
FORT WORTH, TX 76131

**Deed Date:** 3/10/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221072856](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MERITAGE HOMES OF TEXAS LLC	8/16/2019	<a href="#">D220027513</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	\$386,583	\$95,000	\$481,583	\$481,583
2024	\$386,583	\$95,000	\$481,583	\$467,265
2023	\$441,178	\$70,000	\$511,178	\$424,786
2022	\$316,169	\$70,000	\$386,169	\$386,169
2021	\$230,354	\$70,000	\$300,354	\$300,354
2020	\$0	\$49,000	\$49,000	\$49,000

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.