

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 42671947

Address: 10516 OATES BRANCH LN

City: FORT WORTH

Georeference: 44580N-21-19
Subdivision: VENTANA

Neighborhood Code: 4A400R

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

# PROPERTY DATA

Legal Description: VENTANA Block 21 Lot 19

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: 2021

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 800055569

Latitude: 32.6667260789

**TAD Map:** 1994-360 **MAPSCO:** TAR-086S

Longitude: -97.5100896614

Site Name: VENTANA Block 21 Lot 19 Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,002
Percent Complete: 100%

Land Sqft\*: 6,500 Land Acres\*: 0.1492

Pool: N

+++ Rounded.

### **OWNER INFORMATION**

Current Owner:
WELLS JULIUS
Primary Owner Address:

10516 OATES BRANCH LN FORT WORTH, TX 76126 Deed Date: 10/1/2021 Deed Volume:

Deed Page:

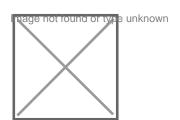
Instrument: D221292461

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PERRY HOMES LLC	11/18/2020	D220306747		

#### **VALUES**

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$308,952	\$80,000	\$388,952	\$388,952
2024	\$308,952	\$80,000	\$388,952	\$388,952
2023	\$339,609	\$75,000	\$414,609	\$392,836
2022	\$282,124	\$75,000	\$357,124	\$357,124
2021	\$0	\$52,500	\$52,500	\$52,500
0	\$0	\$0	\$0	\$0

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)
- DISABLED VET 100 PCT 11.131

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.

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