



Address: [10312 FORT TERAN TR](#)
City: TARRANT COUNTY
Georeference: 39603N-I-30
Subdivision: SOUTHFORK ESTATES
Neighborhood Code: 4B030U

Latitude: 32.5760801332
Longitude: -97.3842637257
TAD Map: 2030-328
MAPSCO: TAR-117L



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SOUTHFORK ESTATES Block I
Lot 30

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: 2021
Personal Property Account: N/A
Agent: RYAN LLC (00320)
Notice Sent Date: 4/15/2025
Notice Value: \$261,500
Protest Deadline Date: 5/24/2024

Site Number: 800058562
Site Name: SOUTHFORK ESTATES Block I Lot 30
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,547
Percent Complete: 100%
Land Sqft^{*}: 5,437
Land Acres^{*}: 0.1300
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:
SFR JV-3 PROPERTY LLC
Primary Owner Address:
15771 RED HILL AVE STE 100
TUSTIN, CA 92780

Deed Date: 1/14/2025
Deed Volume:
Deed Page:
Instrument: [D225006707](#)

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 ⁺
2025	\$202,746	\$29,904	\$232,650	\$232,650
2024	\$231,596	\$29,904	\$261,500	\$261,500
2023	\$237,000	\$35,000	\$272,000	\$272,000
2022	\$38,418	\$35,000	\$73,418	\$73,418
2021	\$0	\$24,500	\$24,500	\$24,500
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

There are no exemptions for this property

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.