



Address: [10313 FORT TERAN TR](#)
City: TARRANT COUNTY
Georeference: 39603N-L-12
Subdivision: SOUTHFORK ESTATES
Neighborhood Code: 4B030U

Latitude: 32.5760775017
Longitude: -97.3837551969
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 L
Lot 12

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: 2022

Personal Property Account: N/A

Agent: RYAN LLC (00320)

Notice Sent Date: 4/15/2025

Notice Value: \$254,202

Protest Deadline Date: 5/24/2024

Site Number: 800058602

Site Name: SOUTHFORK ESTATES Block L Lot 12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,745

Percent Complete: 100%

Land Sqft^{*}: 5,250

Land Acres^{*}: 0.1200

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

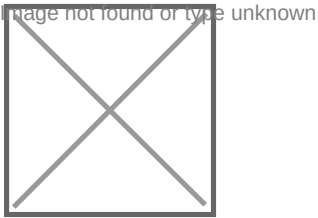
Deed Date: 1/14/2025

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	\$203,775	\$28,875	\$232,650	\$232,650
2024	\$225,327	\$28,875	\$254,202	\$254,202
2023	\$278,588	\$35,000	\$313,588	\$313,588
2022	\$0	\$24,500	\$24,500	\$24,500
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.