



**Address:** [10305 FORT TERAN TR](#)  
**City:** TARRANT COUNTY  
**Georeference:** 39603N-L-14  
**Subdivision:** SOUTHFORK ESTATES  
**Neighborhood Code:** 4B030U

**Latitude:** 32.575802125  
**Longitude:** -97.3837576458  
**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 14

**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:** \$257,213

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

**Site Number:** 800058604

**Site Name:** SOUTHFORK ESTATES Block L Lot 14

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,504

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,250

**Land Acres<sup>\*</sup>:** 0.1200

**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:**

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 <sup>+</sup>
2025	\$203,775	\$28,875	\$232,650	\$232,650
2024	\$228,338	\$28,875	\$257,213	\$257,213
2023	\$233,371	\$35,000	\$268,371	\$268,371
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.