

Tarrant Appraisal District

Property Information | PDF

Account Number: 42697598

Address: 10305 FORT TERAN TR

City: TARRANT COUNTY Georeference: 39603N-L-14

Subdivision: SOUTHFORK ESTATES

Neighborhood Code: 4B030U

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

Longitude: -97.3837576458 **TAD Map:** 2030-328 MAPSCO: TAR-117L



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

Latitude: 32.575802125

Parcels: 1

Approximate Size+++: 1,504 Percent Complete: 100%

Land Sqft*: 5,250 Land Acres*: 0.1200

Pool: N

+++ Rounded.

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

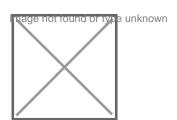
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Instrument: D225006707

VALUES

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^{*} 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 | \$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.

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.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.