

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 42779276

Latitude: 32.5958819374

**TAD Map:** 2024-336 **MAPSCO:** TAR-116D

Longitude: -97.408809784

Address: 10344 CASTLE LYONS LN

City: FORT WORTH

Georeference: 25359R-H-10

Subdivision: MCPHERSON VILLAGE ADDITION

Neighborhood Code: 4S004W

Googlet Mapd or type unknown

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

## **PROPERTY DATA**

Legal Description: MCPHERSON VILLAGE

ADDITION Block H Lot 10

Jurisdictions:

CITY OF FORT WORTH (026) Site Number: 800065893

TARRANT COUNTY (220)

TARRANT PEGIONAL WATER DISTRICT Site Name: MCPHERSON VILLAGE ADDITION Block H Lot 10

TARRANT REGIONAL WATER DISTRICT (223)

TARRANT COUNTY HOSPITAL (224)

Site Class: A1 - Residential - Single Family

TARRANT COUNTY COLLEGE (225) Parcels: 1

TARRANT COUNTY COLLEGE (225) Parcels:

CROWLEY ISD (912) Approximate Size\*\*\*: 1,887
State Code: A Percent Complete: 100%

Year Built: 2021 Land Sqft\*: 5,500
Personal Property Account: N/A Land Acres\*: 0.1263

Agent: RESOLUTE PROPERTY TAX SOLUTION (\$\pi\$0988)

Protest Deadline Date: 5/24/2024

+++ Rounded.

## OWNER INFORMATION

**Current Owner:** 

SAHA SUMAN Deed Date: 5/19/2022

KARMAKER FULLARA

Primary Owner Address:

3105 VERMILION CT

Deed Volume:

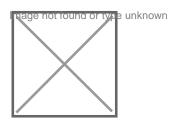
Deed Page:

SAN JOSE, CA 95135 Instrument: <u>D222134076</u>

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STARLIGHT HOMES TEXAS LLC	11/15/2021	D221335732		

08-02-2025 Page 1

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



**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	\$247,000	\$55,000	\$302,000	\$302,000
2024	\$247,000	\$55,000	\$302,000	\$302,000
2023	\$259,000	\$55,000	\$314,000	\$314,000
2022	\$43,392	\$50,000	\$93,392	\$93,392
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.

08-02-2025 Page 2

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