



Address: [10524 NORTHBEND RD](#)
City: FORT WORTH
Georeference: 44580M-7-7
Subdivision: VENTANA PH 6A-2
Neighborhood Code: 4A400R

Latitude: 32.6607638276
Longitude: -97.5119533936
TAD Map: 1994-360
MAPSCO: TAR-086S



Google Map or type unknown

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

PROPERTY DATA

Legal Description: VENTANA PH 6A-2 Block 7 Lot 7

Jurisdictions:

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- FORT WORTH ISD (905)

State Code: A
Year Built: 2024
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$416,525
Protest Deadline Date: 7/12/2024

Site Number: 800091875
Site Name: VENTANA PH 6A-2 Block 7 Lot 7
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,817
Percent Complete: 100%
Land Sqft^{*}: 6,500
Land Acres^{*}: 0.1492
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:

PEREZ JACOB MICHAEL
PEREZ ELIZABETH SAENZ

Primary Owner Address:
10524 NORTHBEND RD
FORT WORTH, TX 76126

Deed Date: 12/14/2024
Deed Volume:
Deed Page:
Instrument: [D224226013](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TSHH LLC	7/3/2024	D224117364		



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	\$336,525	\$80,000	\$416,525	\$416,525
2024	\$0	\$56,000	\$56,000	\$56,000
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.