



LOCATION

Address: 10375 OLD GRANBURY RD

City: FORT WORTH
Georeference: A 4-7B

Subdivision: ALBIRADO, JUAN JOSE SURVEY

Neighborhood Code: 4B030H

**Latitude:** 32.5918263235 **Longitude:** -97.4284653556

**TAD Map:** 2018-336 **MAPSCO:** TAR-116F





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

## PROPERTY DATA

**Legal Description:** ALBIRADO, JUAN JOSE SURVEY Abstract 4 Tract 7B & A1254 1B

Jurisdictions:

CITY OF FORT WORTH (026) TARRANT COUNTY (220)

TARRANT REGIONAL WATER DISTRICT (223)

TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CFW PID #17 ROCK CREEK RANCH (637)

CROWLEY ISD (912)

State Code: D1 Year Built: 0

Personal Property Account: N/A

Agent: RYAN LLC (00320)

**Protest Deadline Date: 5/15/2025** 

**Site Number:** 80869650

**Site Name:** ALBIRADO, JUAN JOSE SURVEY 4 7 **Site Class:** ResAg - Residential - Agricultural

Parcels: 6

Approximate Size+++: 0 Percent Complete: 0% Land Sqft\*: 4,767,424 Land Acres\*: 109.4450

Pool: N

+++ Rounded.

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



# **OWNER INFORMATION**

**Current Owner:** 

WUSF 4 ROCK CREEK LP

KAUR, KASVINDER ROCK CREEK RANCH WEST REVOCABLE: 1/14/2020

CHAN, WEE FOOK ROCK CREEK RANCH WEST REVOCABLE TRUST Deed Volume:

Primary Owner Address:

8800 N GAINEY CENTER DR STE 345

Deed Page:

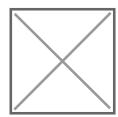
SCOTTSDALE, AZ 85258 Instrument: <u>D221106362</u>

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHAN, WEE FOOK ROCK CREEK RANCH WEST REVOCABLE TRUST;KAUR, KASVINDER ROCK CREEK RANCH WEST REVOCABLE TRUST;WALTON TEXAS LP;WUSF 4 ROCK CREEK LP	1/13/2020	D221050160		
CHAN, WEE FOOK ROCK CREEK RANCH WEST REVOCABLE TRUST	12/11/2019	D221050158		
WALTON TEXAS LP;WUSF 4 ROCK CREEK LP	7/11/2014	D214146610		
WUSF 4 ROCK CREEK LP ETAL	7/10/2014	D214146609	0000000	0000000
WUSF 4 ROCK CREEK LP ETAL	6/6/2014	D214117624	0000000	0000000
WUSF 4 ROCK CREEK LP	6/4/2014	D214115889	0000000	0000000
TEXAS STATE OF	11/18/2005	D205348086	0000000	0000000
CRESTVIEW FARM LLC	11/17/2005	D205348079	0000000	0000000
MTV REAL ESTATE LTD PRTNSHP	10/10/1996	00125560001620	0012556	0001620
MOORE ROBERT W	4/4/1989	00000000000000	0000000	0000000

# **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.

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Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$0	\$1,311,042	\$1,311,042	\$8,097
2023	\$0	\$1,191,856	\$1,191,856	\$8,646
2022	\$0	\$809,031	\$809,031	\$8,865
2021	\$0	\$809,031	\$809,031	\$9,084
2020	\$0	\$809,031	\$809,031	\$9,631

Pending indicates that the property record has not yet been completed for the indicated tax year.

# **EXEMPTIONS / SPECIAL APPRAISAL**

## • AGRICULTURAL 1D1 23.51

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