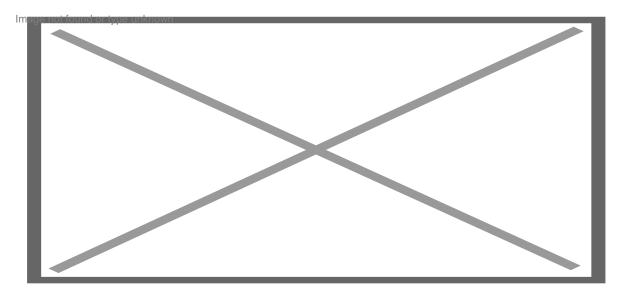


Tarrant Appraisal District Property Information | PDF Account Number: 07627890

Address: <u>10285 CYPRESS HILLS DR</u> City: FORT WORTH Georeference: 24076-3-11 Subdivision: LITTLE CHAPEL CREEK ADDITION Neighborhood Code: 2W300N

Latitude: 32.7370949167 Longitude: -97.5066804924 TAD Map: 1994-388 MAPSCO: TAR-072E





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

PROPERTY DATA

Legal Description: LITTLE CHAPEL CREEK ADDITION Block 3 Lot 11

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: 2000 Personal Property Account: N/A Agent: RYAN LLC (00320R)

Agent: RYAN LLC (00320R) Protest Deadline Date: 5/15/2025 Site Number: 07627890 Site Name: LITTLE CHAPEL CREEK ADDITION-3-11 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 1,859 Percent Complete: 100% Land Sqft^{*}: 7,405 Land Acres^{*}: 0.1699 Pool: N

+++ Rounded.

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



Tarrant Appraisal District Property Information | PDF

OWNER INFORMATION

Current Owner:

AMERICAN HOMES 4 RENT PROPERTIES EIGHT LLC

Primary Owner Address:

23975 PARK SORRENTO STE 300 CALABASAS, CA 91302 Deed Date: 1/5/2016 Deed Volume: Deed Page: Instrument: D216011652

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GREEN JEFFREY D	8/29/2001	00151140000417	0015114	0000417
CHOICE HOMES INC	5/15/2001	00148890000397	0014889	0000397
MCCLURE DEVELOPEMENT INC	1/1/2000	000000000000000000000000000000000000000	000000	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised
2025	\$0	\$0	\$0	\$0
2024	\$233,665	\$50,000	\$283,665	\$283,665
2023	\$263,147	\$50,000	\$313,147	\$313,147
2022	\$221,974	\$35,000	\$256,974	\$256,974
2021	\$187,334	\$35,000	\$222,334	\$222,334
2020	\$160,111	\$35,000	\$195,111	\$195,111

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.