

Account Number: 07866232

Address: 10429 LAKE BEND TR

City: FORT WORTH
Georeference: 23311-1-8

**Subdivision:** LAKEVIEW ADDITION **Neighborhood Code:** 3T010H

**Latitude:** 32.8108487621 **Longitude:** -97.1440586487

**TAD Map:** 2108-416 **MAPSCO:** TAR-054W





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

## PROPERTY DATA

Legal Description: LAKEVIEW ADDITION Block 1

Lot 8

Jurisdictions:

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

TARRANT REGIONAL WATER DISTRICT (223)

TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) HURST-EULESS-BEDFORD ISD (916)

State Code: A Year Built: 2003

Personal Property Account: N/A

Agent: None

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

Site Number: 07866232

**Site Name:** LAKEVIEW ADDITION-1-8 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size +++: 1,925
Percent Complete: 100%

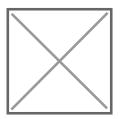
**Land Sqft\***: 6,625 **Land Acres\***: 0.1520

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:** 

MOHAMMED RAHIM **Deed Date: 5/23/2022** 

MOHAMMED MONIQUE **Deed Volume: Primary Owner Address:** 

**Deed Page:** 10429 LAKE BEND TRL **Instrument:** D222134745

**HURST, TX 76053** 

Instrument	Deed Volume	I

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ETHINGTON LINDSEY;HOCKEL ERIC	4/13/2017	D217083476		
MCDONALD JONATHAN;MCDONALD KRISTEN	8/28/2009	D209235559	0000000	0000000
WEST BRANDI M;WEST REED C	5/27/2003	00167580000317	0016758	0000317
LENAR HOMES OF TEXAS INC	1/1/2001	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.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$298,747	\$80,000	\$378,747	\$378,747
2023	\$321,465	\$50,000	\$371,465	\$371,465
2022	\$255,988	\$50,000	\$305,988	\$273,453
2021	\$198,594	\$50,000	\$248,594	\$248,594
2020	\$198,594	\$50,000	\$248,594	\$248,594

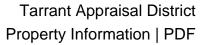
Pending indicates that the property record has not yet been completed for the indicated tax year.

## **EXEMPTIONS / SPECIAL APPRAISAL**

• HOMESTEAD GENERAL 11.13(b)

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



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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