



**Address:** [10116 ST JAMES ST](#)  
**City:** FORT WORTH  
**Georeference:** 22727-2-23  
**Subdivision:** KINGSRIDGE ADDITION  
**Neighborhood Code:** 3K300G

**Latitude:** 32.9214358435  
**Longitude:** -97.267655302  
**TAD Map:** 2066-456  
**MAPSCO:** TAR-022V



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

## PROPERTY DATA

**Legal Description:** KINGSRIDGE ADDITION Block 2  
Lot 23

**Jurisdictions:**

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- KELLER ISD (907)

**State Code:** A

**Year Built:** 2004

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 40274705

**Site Name:** KINGSRIDGE ADDITION-2-23

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,958

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,193

**Land Acres<sup>\*</sup>:** 0.2569

**Pool:** N

<sup>+++</sup> Rounded.

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



### OWNER INFORMATION

**Current Owner:**

SUN XICHONG

**Primary Owner Address:**

10116 SAINT JAMES ST  
FORT WORTH, TX 76244

**Deed Date:** 5/12/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222126176](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CAMARENA MARTIN;CAMARENA XOCHITL	8/13/2015	<a href="#">D215181929</a>		
SMITH JOSHUA;SMITH LESLIE	7/17/2013	<a href="#">D213193952</a>	0000000	0000000
LINDSAY PHIL;LINDSAY SUZZANNE D	1/28/2005	<a href="#">D205039747</a>	0000000	0000000
LEGACY/MONTEREY HOMES LP	5/10/2004	<a href="#">D204147673</a>	0000000	0000000
KELLER 107 LTD	10/3/2003	<a href="#">D203421426</a>	0000000	0000000
LUMBERMANS INVESTMENT CORP	1/1/2003	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	\$289,840	\$100,000	\$389,840	\$389,840
2023	\$312,270	\$100,000	\$412,270	\$412,270
2022	\$270,460	\$80,000	\$350,460	\$322,724
2021	\$213,385	\$80,000	\$293,385	\$293,385
2020	\$199,466	\$80,000	\$279,466	\$279,466

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.