

e unknown LOCATION

Account Number: 40375323

Address: 10609 MANY OAKS DR

City: FORT WORTH

Georeference: 39549-7-96A

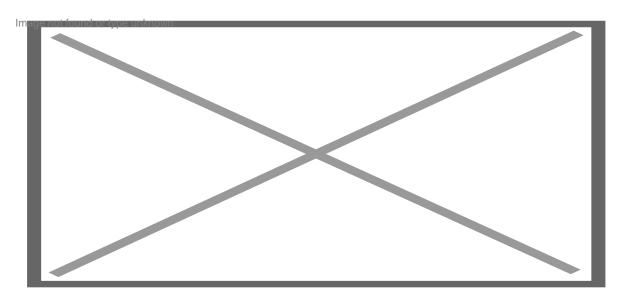
Subdivision: SOUTH OAK GROVE ESTATES ADDN

Neighborhood Code: 1E040C

Latitude: 32.6022378533 Longitude: -97.2928023347

TAD Map: 2060-340 MAPSCO: TAR-106W





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

PROPERTY DATA

Legal Description: SOUTH OAK GROVE ESTATES

ADDN Block 7 Lot 96A

Jurisdictions:

CITY OF FORT WORTH (026) Site Number: 40375323

TARRANT COUNTY (220) TARRANT REGIONAL WATER DISTRICT (223) Site Name: SOUTH OAK GROVE ESTATES ADDN-7-96A

Site Class: A1 - Residential - Single Family TARRANT COUNTY HOSPITAL (224)

Parcels: 1

TARRANT COUNTY COLLEGE (225)

EVERMAN ISD (904) Approximate Size+++: 1,132 State Code: A Percent Complete: 100%

Year Built: 2006 **Land Sqft***: 3,225 Personal Property Account: N/A Land Acres*: 0.0740

Agent: None Pool: N

Protest Deadline Date: 5/15/2025

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



OWNER INFORMATION

Current Owner:
ADAMS TRACE L
Primary Owner Address:
10609 MANY OAKS DR
FORT WORTH, TX 76140-5446

Deed Date: 2/9/2007
Deed Volume: 0000000
Deed Page: 0000000
Instrument: D207064071

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HFG-RL INV-02 LTD	6/30/2005	D205189133	0000000	0000000
RIDGEVIEW LAND INTEREST LP	1/25/2005	D205046746	0000000	0000000
MOORELAND FUND I LP	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	\$181,471	\$35,475	\$216,946	\$148,314
2023	\$188,395	\$35,000	\$223,395	\$134,831
2022	\$170,316	\$20,000	\$190,316	\$122,574
2021	\$131,642	\$20,000	\$151,642	\$111,431
2020	\$119,266	\$20,000	\$139,266	\$101,301

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

EXEMPTIONS / SPECIAL APPRAISAL

HOMESTEAD GENERAL 11.13(b)

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