



Address: [8845 NIGHT WIND LN](#)
City: FORT WORTH
Georeference: 817H-40-5
Subdivision: ARCADIA PARK ADDITION
Neighborhood Code: 3K500K

Latitude: 32.9005949181
Longitude: -97.2950100376
TAD Map: 2060-448
MAPSCO: TAR-036A



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

PROPERTY DATA

Legal Description: ARCADIA PARK ADDITION
Block 40 Lot 5

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: 2010

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/15/2025

Site Number: 41292642

Site Name: ARCADIA PARK ADDITION-40-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,097

Percent Complete: 100%

Land Sqft^{*}: 6,316

Land Acres^{*}: 0.1449

Pool: N

+++ Rounded.

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



OWNER INFORMATION

Current Owner:

KAPHLE ASMITA NIROULA
KAPHLE MAHESH

Primary Owner Address:

8845 NIGHT WIND LN
KELLER, TX 76244

Deed Date: 5/3/2019

Deed Volume:

Deed Page:

Instrument: [D219096041](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LAMICHHANE BABITA;LAMICHHANE YUB R	6/22/2016	D216135822		
TWEEDIE SHAWNDA;TWEEDIE THOMAS N	5/19/2010	D210129539	0000000	0000000
HORIZON HOMES LTD	12/14/2009	D209328344	0000000	0000000
ARCADIA LOTS LTD	1/1/2007	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	\$281,000	\$70,000	\$351,000	\$349,412
2023	\$292,621	\$70,000	\$362,621	\$317,647
2022	\$251,415	\$55,000	\$306,415	\$288,770
2021	\$214,153	\$55,000	\$269,153	\$262,518
2020	\$183,653	\$55,000	\$238,653	\$238,653

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

- 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.