

Property Information | PDF

Account Number: 41292642



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

03-18-2025 Page 1

<sup>\*</sup> 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

Deed Date: 5/3/2019

KAPHLE MAHESH

Primary Owner Address:

8845 NIGHT WIND LN

Deed Volume:

Deed Page:

KELLER, TX 76244 Instrument: <u>D219096041</u>

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. <u>Tarrant County Tax Office Account Information</u>.

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

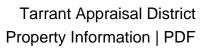
Pending indicates that the property record has not yet been completed for the indicated tax year.

## **EXEMPTIONS / SPECIAL APPRAISAL**

• HOMESTEAD GENERAL 11.13(b)

03-18-2025 Page 2

<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.

03-18-2025 Page 3