

Property Information | PDF

Account Number: 42342188



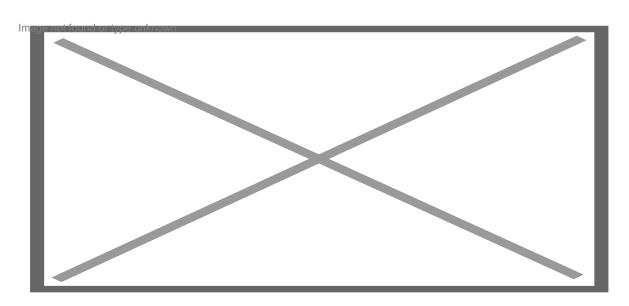
Address: 10340 MORADA RD

City: FORT WORTH

Georeference: 44580N-1-14 Subdivision: VENTANA Neighborhood Code: 4A400R **Latitude:** 32.6728952846 **Longitude:** -97.5089593372

TAD Map: 1994-364 **MAPSCO:** TAR-086N





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

PROPERTY DATA

Legal Description: VENTANA Block 1 Lot 14

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)

State Code: A Year Built: 2017

FORT WORTH ISD (905)

Personal Property Account: N/A Agent: CHANDLER CROUCH (11730) Protest Deadline Date: 5/15/2025 Site Number: 800029498 Site Name: VENTANA 1 14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 3,637
Percent Complete: 100%

Land Sqft*: 21,039 Land Acres*: 0.4830

Pool: N

+++ Rounded.

OWNER INFORMATION

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



NGUYEN TRINH DUBS LIAM RUSLAN

Primary Owner Address: 10340 MORADA RD FORT WORTH, TX 76126

Deed Date: 7/10/2020

Deed Volume: Deed Page:

Instrument: <u>D220164546</u>

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NEI GLOBAL RELOCATION COMPANY	7/10/2020	D220164545		
LUBASH JEFFERY;LUBASH MELANY	2/16/2018	D218036653		
DUNHILL HOMES DFW LLC	8/2/2017	D217147806		

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	\$391,621	\$80,000	\$471,621	\$471,621
2023	\$465,023	\$75,000	\$540,023	\$532,959
2022	\$410,692	\$75,000	\$485,692	\$484,508
2021	\$365,462	\$75,000	\$440,462	\$440,462
2020	\$337,000	\$75,000	\$412,000	\$412,000

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.