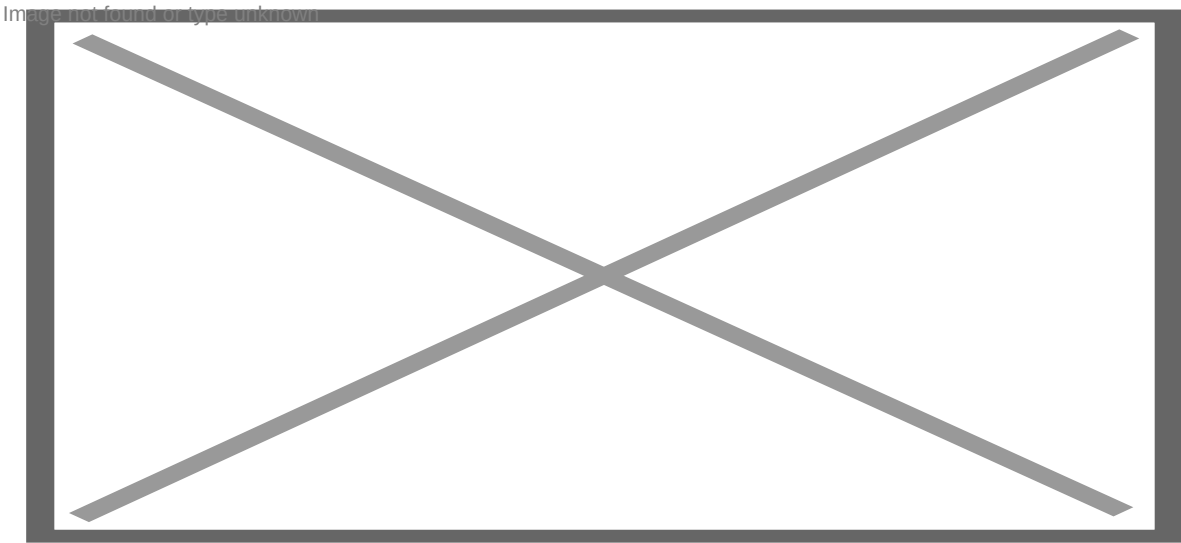


Address: [10352 MORADA RD](#)
City: FORT WORTH
Georeference: 44580N-1-17
Subdivision: VENTANA
Neighborhood Code: 4A400R

Latitude: 32.6722514175
Longitude: -97.5089925532
TAD Map: 1994-364
MAPSCO: TAR-086N



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

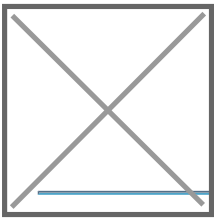
PROPERTY DATA

Legal Description: VENTANA Block 1 Lot 17
Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)
State Code: A
Year Built: 2018
Personal Property Account: N/A
Agent: CHANDLER CROUCH (11730)
Protest Deadline Date: 5/15/2025

Site Number: 800029508
Site Name: VENTANA 1 17
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,474
Percent Complete: 100%
Land Sqft^{*}: 8,363
Land Acres^{*}: 0.1920
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:

THE TEAM DUNCAN LIVING TRUST

Primary Owner Address:

10352 MORADA RD
FORT WORTH, TX 76126

Deed Date: 2/21/2023

Deed Volume:

Deed Page:

Instrument: [D223027789](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DUNCAN ELIZABETH A;DUNCAN PAUL S	12/31/2018	D219000021		
DUNHILL HOMES DFW LLC	3/22/2018	D218060660		

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	\$376,849	\$80,000	\$456,849	\$456,849
2023	\$494,830	\$75,000	\$569,830	\$517,086
2022	\$411,141	\$75,000	\$486,141	\$470,078
2021	\$352,344	\$75,000	\$427,344	\$427,344
2020	\$364,902	\$75,000	\$439,902	\$439,902

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)
- DISABLED VET 70 to 99 PCT 11.22

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.