



**Address:** [10604 OATES BRANCH LN](#)  
**City:** FORT WORTH  
**Georeference:** 44580N-21-9  
**Subdivision:** VENTANA  
**Neighborhood Code:** 4A400R

**Latitude:** 32.665871113  
**Longitude:** -97.5113645361  
**TAD Map:** 1994-360  
**MAPSCO:** TAR-086S



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

## PROPERTY DATA

**Legal Description:** VENTANA Block 21 Lot 9

**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:** 2022

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 800055551

**Site Name:** VENTANA Block 21 Lot 9

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,561

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,500

**Land Acres<sup>\*</sup>:** 0.1492

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION



**Current Owner:**  
CAMPBELL WILLIAM RYAN  
**Primary Owner Address:**  
10604 OATES BRANCH LN  
FORT WORTH, TX 76126

**Deed Date:** 9/28/2022  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D222241135](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PERRY HOMES LLC	10/4/2021	<a href="#">D221292771</a>		

## 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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$350,076	\$80,000	\$430,076	\$430,076
2023	\$384,913	\$75,000	\$459,913	\$459,913
2022	\$0	\$52,500	\$52,500	\$52,500
2021	\$0	\$52,500	\$52,500	\$52,500
0	\$0	\$0	\$0	\$0

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.