



**Address:** [14017 CYGNUS DR](#)  
**City:** FORT WORTH  
**Georeference:** 30296K-46-30  
**Subdivision:** NORTHSTAR  
**Neighborhood Code:** 2Z300B

**Latitude:** 32.9860603743  
**Longitude:** -97.4085119241  
**TAD Map:** 2024-480  
**MAPSCO:** TAR-004M



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

## PROPERTY DATA

**Legal Description:** NORTHSTAR Block 46 Lot 30

**Jurisdictions:**

- TARRANT COUNTY (220)
- EMERGENCY SVCS DIST #1 (222)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- FAR NORTH FORT WORTH MUD #1 (321)
- NORTHWEST ISD (911)

**State Code:** A

**Year Built:** 2022

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 800069167

**Site Name:** NORTHSTAR Block 46 Lot 30

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,128

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,143

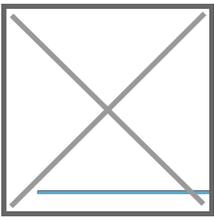
**Land Acres<sup>\*</sup>:** 0.1640

**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:**

DAHAL ARJUN  
KOIRALA SANGITA

**Primary Owner Address:**

14017 CYGNUS DR  
HASLET, TX 76052

**Deed Date:** 12/2/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222282267](#)

**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	\$364,321	\$85,000	\$449,321	\$449,321
2023	\$371,213	\$75,000	\$446,213	\$446,213
2022	\$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.