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Address: [1417 CANTERBURY CIR](#)
City: FORT WORTH
Georeference: 3440-9-5
Subdivision: BRENTWOOD HILLS
Neighborhood Code: 1H030C

Latitude: 32.7579510661
Longitude: -97.2222685703
TAD Map: 2084-396
MAPSCO: TAR-066W



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

PROPERTY DATA

Legal Description: BRENTWOOD HILLS Block 9 Lot 5

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: 1957

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 00264229

Site Name: BRENTWOOD HILLS-9-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,982

Percent Complete: 100%

Land Sqft^{*}: 10,000

Land Acres^{*}: 0.2295

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:

NGUYEN TIN

Primary Owner Address:

1417 CANTERBURY CIR
FORT WORTH, TX 76112

Deed Date: 8/29/2014

Deed Volume:

Deed Page:

Instrument: [D214188708](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
EVERITT ROCHELLE JUANITA EST	10/8/1998	00000000000000	0000000	0000000
EVERITT DAVID A;EVERITT ROCHELLE	12/31/1900	00050080000533	0005008	0000533

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	\$250,926	\$30,000	\$280,926	\$235,089
2023	\$249,115	\$30,000	\$279,115	\$213,717
2022	\$225,976	\$15,000	\$240,976	\$194,288
2021	\$189,199	\$15,000	\$204,199	\$176,625
2020	\$161,470	\$15,000	\$176,470	\$160,568

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.