

# Tarrant Appraisal District Property Information | PDF Account Number: 00557455

#### Address: <u>1109 BLUE CARRIAGE LN N</u> City: FORT WORTH Georeference: 7565-1-12

Georeference: 7565-1-12 Subdivision: COBBLESTONE SQUARE Neighborhood Code: 1B200D Latitude: 32.7635384102 Longitude: -97.1873326874 TAD Map: 2096-396 MAPSCO: TAR-066V





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

### PROPERTY DATA

Legal Description: COBBLESTONE SQUARE Block 1 Lot 12

#### Jurisdictions:

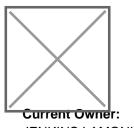
CITY OF FORT WORTH (026) TARRANT COUNTY (220) TARRANT REGIONAL WATER DISTRICT (223) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) FORT WORTH ISD (905) State Code: A Year Built: 1979 Personal Property Account: N/A Agent: None

Site Number: 00557455 Site Name: COBBLESTONE SQUARE-1-12 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 1,318 Percent Complete: 100% Land Sqft<sup>\*</sup>: 7,475 Land Acres<sup>\*</sup>: 0.1716 Pool: N

+++ Rounded.

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

# **OWNER INFORMATION**



JENKINS LAMONICA D

#### Primary Owner Address: 1109 BLUE CARRIAGE LN N

FORT WORTH, TX 76120-3408

Deed Date: 10/1/1999 Deed Volume: 0014056 Deed Page: 0000073 Instrument: 00140560000073

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COOPER JENNIFER A	12/1/1994	00118100002045	0011810	0002045
WILLIAMS NANCY J	8/27/1990	00100700001217	0010070	0001217
WELCH JANICE C	5/4/1989	00095910001507	0009591	0001507
WHITE JOHN B;WHITE PANNIE L	7/23/1986	00086230001826	0008623	0001826
DICKENS BETTY K	10/10/1984	00079790001298	0007979	0001298
CROW TOMOTHY J	12/31/1900	000000000000000000000000000000000000000	000000	0000000

## 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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised
2025	\$0	\$0	\$0	\$0
2024	\$201,031	\$45,000	\$246,031	\$206,320
2023	\$189,837	\$45,000	\$234,837	\$187,564
2022	\$180,198	\$30,000	\$210,198	\$170,513
2021	\$150,049	\$30,000	\$180,049	\$155,012
2020	\$136,244	\$30,000	\$166,244	\$140,920

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.