



Address: [4549 RANCHO BLANCA CT](#)
City: TARRANT COUNTY
Georeference: 23036-1-7
Subdivision: LA CANTERA
Neighborhood Code: 2Y100T

Latitude: 32.8221906818
Longitude: -97.5099445568
TAD Map: 1994-420
MAPSCO: TAR-044N



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

PROPERTY DATA

Legal Description: LA CANTERA Block 1 Lot 7

Jurisdictions:

- TARRANT COUNTY (220)
- EMERGENCY SVCS DIST #1 (222)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- WHITE SETTLEMENT ISD (920)

State Code: A

Year Built: 2005

Personal Property Account: N/A

Agent: NORTH TEXAS PROPERTY TAX SERV (00855)

Protest Deadline Date: 5/15/2025

Site Number: 40152073

Site Name: LA CANTERA-1-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,890

Percent Complete: 100%

Land Sqft^{*}: 43,124

Land Acres^{*}: 0.9899

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION



Current Owner:

LOPEZ SAMANTHA J
LOPEZ HECTOR M

Primary Owner Address:

4549 RANCHO BLANCA CT
FORT WORTH, TX 76108-9343

Deed Date: 5/22/2017

Deed Volume:

Deed Page:

Instrument: [D217117513](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BENEDICT CHRIS;BENEDICT KENDRA	9/23/2004	D204308863	0000000	0000000
MONTCLAIRE CUSTOM HOMES INC	9/22/2004	D204308862	0000000	0000000
WILLOW SPRINGS JV LTD	1/1/2003	00000000000000	0000000	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. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$545,933	\$148,500	\$694,433	\$656,002
2023	\$621,988	\$148,500	\$770,488	\$596,365
2022	\$550,746	\$89,100	\$639,846	\$542,150
2021	\$402,864	\$90,000	\$492,864	\$492,864
2020	\$402,864	\$90,000	\$492,864	\$492,864

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.