



**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<sup>+++</sup>:** 3,890

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 43,124

**Land Acres<sup>\*</sup>:** 0.9899

**Pool:** Y

<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:**

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	<a href="#">D204308863</a>	0000000	0000000
MONTCLAIRE CUSTOM HOMES INC	9/22/2004	<a href="#">D204308862</a>	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.