



**Address:** [4409 RANCHO BLANCA CT](#)  
**City:** TARRANT COUNTY  
**Georeference:** 23036-2-5  
**Subdivision:** LA CANTERA  
**Neighborhood Code:** 2Y100T

**Latitude:** 32.8182920397  
**Longitude:** -97.5105167206  
**TAD Map:** 1994-416  
**MAPSCO:** TAR-044S



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

## PROPERTY DATA

**Legal Description:** LA CANTERA Block 2 Lot 5

**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:** 2003

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 40152219

**Site Name:** LA CANTERA-2-5

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,284

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 55,321

**Land Acres<sup>\*</sup>:** 1.2699

**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:**

COLEMAN ANDRA ANTOYNE

**Primary Owner Address:**

4409 RANCHO BLANCA CT  
FORT WORTH, TX 76108

**Deed Date:** 6/2/2014

**Deed Volume:**

**Deed Page:**

**Instrument:** [D214118999](#)

| Previous Owners              | Date      | Instrument                 | Deed Volume | Deed Page |
|------------------------------|-----------|----------------------------|-------------|-----------|
| KOTRAS JOHN F                | 7/10/2013 | <a href="#">D213179744</a> | 0000000     | 0000000   |
| KOTRAS JANE F;KOTRAS JOHN F  | 2/9/2004  | <a href="#">D204046106</a> | 0000000     | 0000000   |
| LEE A HUGHS CUSTOM HOMES INC | 8/28/2003 | <a href="#">D203335003</a> | 0017171     | 0000073   |
| 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$0                | \$0         | \$0          | \$0                          |
| 2024 | \$445,950          | \$154,050   | \$600,000    | \$600,000                    |
| 2023 | \$553,175          | \$154,050   | \$707,225    | \$636,081                    |
| 2022 | \$484,205          | \$94,050    | \$578,255    | \$578,255                    |
| 2021 | \$426,888          | \$90,000    | \$516,888    | \$516,888                    |
| 2020 | \$354,238          | \$90,000    | \$444,238    | \$444,238                    |

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.