

Account Number: 40152219



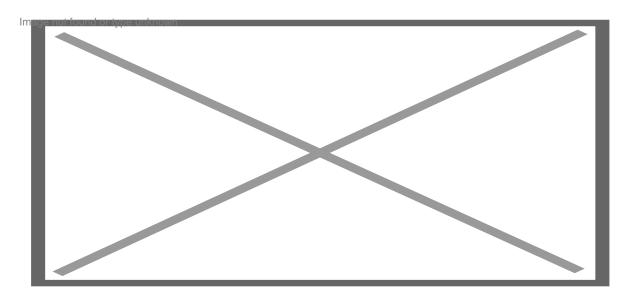
Address: 4409 RANCHO BLANCA CT

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+++: 3,284
Percent Complete: 100%

Land Sqft*: 55,321 Land Acres*: 1.2699

Pool: Y

+++ Rounded.

OWNER INFORMATION

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



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	D213179744	0000000	0000000
KOTRAS JANE F;KOTRAS JOHN F	2/9/2004	D204046106	0000000	0000000
LEE A HUGHS CUSTOM HOMES INC	8/28/2003	D203335003	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
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.

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.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.