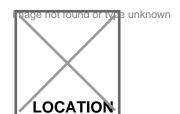


Account Number: 40375862



Address: 1409 PINE LN City: FORT WORTH

Georeference: 39549-12-21A

Subdivision: SOUTH OAK GROVE ESTATES ADDN

Neighborhood Code: 1E040C

Latitude: 32.600579295 Longitude: -97.2918570964

TAD Map: 2060-336 MAPSCO: TAR-120A





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

PROPERTY DATA

Legal Description: SOUTH OAK GROVE ESTATES

ADDN Block 12 Lot 21A

Jurisdictions:

CITY OF FORT WORTH (026) Site Number: 40375862

TARRANT COUNTY (220)

TARRANT REGIONAL WATER DISTRICT (223) Site Name: SOUTH OAK GROVE ESTATES ADDN-12-21A

Site Class: A1 - Residential - Single Family TARRANT COUNTY HOSPITAL (224)

Parcels: 1 TARRANT COUNTY COLLEGE (225)

EVERMAN ISD (904) Approximate Size+++: 1,280 State Code: A Percent Complete: 100%

Year Built: 2004 **Land Sqft***: 3,270

Personal Property Account: N/A Land Acres*: 0.0750

Agent: None Pool: N **Protest Deadline Date: 5/15/2025**

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



OWNER INFORMATION

Current Owner:Deed Date: 5/23/2012DENTON SHARONDeed Volume: 0000000Primary Owner Address:Deed Page: 00000001409 PINE LNInstrument: D21213242

FORT WORTH, TX 76140-5431 Instrument: D212132423

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WAFER CAMERON; WAFER CHRISTY D	12/3/2004	D204377907	0000000	0000000
CHOICE HOMES INC	6/18/2004	D204195499	0000000	0000000
MOORELAND FUND I LP	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	\$193,919	\$35,970	\$229,889	\$129,689
2023	\$201,384	\$35,000	\$236,384	\$117,899
2022	\$181,898	\$20,000	\$201,898	\$107,181
2021	\$140,212	\$20,000	\$160,212	\$97,437
2020	\$126,868	\$20,000	\$146,868	\$88,579

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.