

Tarrant Appraisal District Property Information | PDF Account Number: 40401839

Address: <u>1436 MOUNTAIN AIR TR</u> City: FORT WORTH

Georeference: 23623G-40-28 Subdivision: LASATER ADDITION Neighborhood Code: 2N100J Latitude: 32.8864108149 Longitude: -97.3360655129 TAD Map: 2048-440 MAPSCO: TAR-034M





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

PROPERTY DATA

Legal Description: LASATER ADDITION Block 40 Lot 28

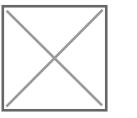
Jurisdictions:

CITY OF FORT WORTH (026) TARRANT COUNTY (220) TARRANT REGIONAL WATER DISTRICT (223) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) EAGLE MTN-SAGINAW ISD (918) State Code: A Year Built: 2005 Personal Property Account: N/A Agent: OWNWELL INC (12140) Protest Deadline Date: 5/15/2025

Site Number: 40401839 Site Name: LASATER ADDITION-40-28 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 2,104 Percent Complete: 100% Land Sqft*: 5,500 Land Acres*: 0.1262 Pool: N

+++ Rounded.

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



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OWNER INFORMATION

Current Owner:

SERIES 1436 MOUNTAIN AIR TRAIL

Primary Owner Address:

641 DUNHILL

FRISCO, TX 75036

Deed Date: 12/30/2023 Deed Volume: Deed Page: Instrument: D224004607

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KUMAR ANADAVALLI RAMESH	1/5/2018	D218004760		
WHITTLE DALE E;WHITTLE KATHLEEN	5/29/2013	D213150982	000000	0000000
WHITTLE FAMILY TRUST	12/3/2012	D212300942	000000	0000000
WHITTLE DALE E;WHITTLE KATHLEEN	7/20/2005	D205232126	000000	0000000
LENNAR HMS OF TEXAS INC	7/20/2005	D205232121	000000	0000000
LENNAR HMS OF TEXAS LAND & CON	3/3/2005	D205071516	000000	0000000
HILLWOOD RLD LP	1/1/2003	000000000000000	000000	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	\$253,115	\$65,000	\$318,115	\$318,115
2023	\$279,000	\$45,000	\$324,000	\$324,000
2022	\$216,017	\$45,000	\$261,017	\$261,017
2021	\$185,000	\$45,000	\$230,000	\$230,000
2020	\$153,000	\$45,000	\$198,000	\$198,000

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

There are no exemptions for this property

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.