



**Address:** [1436 MOUNTAIN AIR TR](#)  
**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<sup>+++</sup>:** 2,104

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,500

**Land Acres<sup>\*</sup>:** 0.1262

**Pool:** N

<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:**  
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	<a href="#">D218004760</a>		
WHITTLE DALE E;WHITTLE KATHLEEN	5/29/2013	<a href="#">D213150982</a>	0000000	0000000
WHITTLE FAMILY TRUST	12/3/2012	<a href="#">D212300942</a>	0000000	0000000
WHITTLE DALE E;WHITTLE KATHLEEN	7/20/2005	<a href="#">D205232126</a>	0000000	0000000
LENNAR HMS OF TEXAS INC	7/20/2005	<a href="#">D205232121</a>	0000000	0000000
LENNAR HMS OF TEXAS LAND & CON	3/3/2005	<a href="#">D205071516</a>	0000000	0000000
HILLWOOD RLD 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 <sup>+</sup>
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

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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.