

# Tarrant Appraisal District Property Information | PDF Account Number: 40868451

### Address: 4400 LA CANTERA CT

City: TARRANT COUNTY Georeference: 23036A-3-96 Subdivision: LA CANTERA WEST Neighborhood Code: 2Y100T Latitude: 32.8171914107 Longitude: -97.5179929683 TAD Map: 1994-416 MAPSCO: TAR-043V





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

### **PROPERTY DATA**

Legal Description: LA CANTERA WEST Block 3 Lot 96

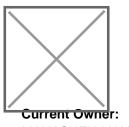
#### Jurisdictions:

TARRANT COUNTY (220) EMERGENCY SVCS DIST #1 (222) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) AZLE ISD (915) State Code: A Year Built: 2006 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 40868451 Site Name: LA CANTERA WEST-3-96 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 4,577 Percent Complete: 100% Land Sqft\*: 412,513 Land Acres\*: 9.4699 Pool: Y

#### +++ Rounded.

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

### **OWNER INFORMATION**



MAHASNEH MANAF

Primary Owner Address: 4400 LA CANTERA CT FORT WORTH, TX 76108 Deed Date: 12/13/2024 Deed Volume: Deed Page: Instrument: D224222973

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TAYLOR DELISA R;TAYLOR JOHN C	7/1/2022	D222167880		
GOTTSCH RAQUEL	3/11/2019	D219048010		
NEAL NANCY	11/10/2016	D216266823		
MARTIN OMISHA; MARTIN STEVEN	10/18/2005	D205317815	000000	0000000
S C C HOMES LTD	1/25/2005	D206039167	000000	0000000
WHSS DEVELOPMENT PARTNERS LTD	1/1/2005	000000000000000000000000000000000000000	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	\$761,096	\$235,492	\$996,588	\$996,588
2023	\$837,089	\$235,492	\$1,072,581	\$1,072,581
2022	\$646,184	\$184,492	\$830,676	\$830,676
2021	\$616,805	\$153,000	\$769,805	\$769,805
2020	\$539,566	\$153,000	\$692,566	\$692,566

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.