



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



Current Owner:
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	0000000	0000000
S C C HOMES LTD	1/25/2005	D206039167	0000000	0000000
WHSS DEVELOPMENT PARTNERS LTD	1/1/2005	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	\$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.