



Address: [844 SAN FELIPE TR](#)
City: FORT WORTH
Georeference: 37880B-54-16
Subdivision: SENDERA RANCH EAST
Neighborhood Code: 2Z500G

Latitude: 32.9864696932
Longitude: -97.3769186629
TAD Map: 2036-480
MAPSCO: TAR-005M



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

PROPERTY DATA

Legal Description: SENDERA RANCH EAST Block
54 Lot 16

Jurisdictions:

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- NORTHWEST ISD (911)

State Code: A

Year Built: 2006

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 40953556

Site Name: SENDERA RANCH EAST-54-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,456

Percent Complete: 100%

Land Sqft*: 6,050

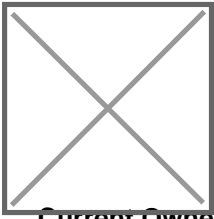
Land Acres*: 0.1388

Pool: N

+++ Rounded.

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

OWNER INFORMATION



Current Owner:

JOBIN 22 LLC

Primary Owner Address:

3500 S DUPONT HWY
DOVER, DE 19901

Deed Date: 4/11/2024

Deed Volume:

Deed Page:

Instrument: [D224063356](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
APH GROUP LLC	11/7/2023	D223200229		
SKINNER CARL	10/28/2006	D206355754	0000000	0000000
NU HOME OF TEXAS	10/28/2006	D206355753	0000000	0000000
LENNAR HMS OF TEXAS LAND & CON	5/8/2006	D206148450	0000000	0000000
TWO SR LP	1/1/2005	0000000000000000	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	\$185,989	\$65,000	\$250,989	\$250,989
2023	\$231,143	\$55,000	\$286,143	\$240,911
2022	\$190,926	\$40,000	\$230,926	\$219,010
2021	\$159,100	\$40,000	\$199,100	\$199,100
2020	\$146,212	\$40,000	\$186,212	\$186,212

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.