



**Address:** [744 SAN FELIPE TR](#)  
**City:** FORT WORTH  
**Georeference:** 37880B-56-17  
**Subdivision:** SENDERA RANCH EAST  
**Neighborhood Code:** 2Z500G

**Latitude:** 32.9867811477  
**Longitude:** -97.3735698376  
**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  
56 Lot 17

**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:** 2016

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 40954358

**Site Name:** SENDERA RANCH EAST-56-17

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,931

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,895

**Land Acres<sup>\*</sup>:** 0.1353

**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:**  
WYATT JAMES LLC  
**Primary Owner Address:**  
802 PENNSYLVANIA AVE  
FORT WORTH, TX 76104

**Deed Date:** 6/22/2017  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D217143856](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RANG ONE HOLDINGS LLC	1/4/2012	<a href="#">D212008158</a>	0000000	0000000
WSHTX LP	8/10/2007	<a href="#">D207289798</a>	0000000	0000000
TWO SR LP	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$258,635	\$65,000	\$323,635	\$323,635
2023	\$321,797	\$55,000	\$376,797	\$376,797
2022	\$264,426	\$40,000	\$304,426	\$304,426
2021	\$203,814	\$40,000	\$243,814	\$243,814
2020	\$200,536	\$40,000	\$240,536	\$240,536

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.