



**Address:** [836 SAN MIGUEL TR](#)  
**City:** FORT WORTH  
**Georeference:** 37880B-45-54  
**Subdivision:** SENDERA RANCH EAST  
**Neighborhood Code:** 2Z500G

**Latitude:** 32.9895515954  
**Longitude:** -97.3759131364  
**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  
45 Lot 54

**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:** 2013

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Site Number:** 41061861

**Site Name:** SENDERA RANCH EAST-45-54

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,367

**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:**  
LOPEZ MICHAEL  
**Primary Owner Address:**  
836 SAN MIGUEL TR  
HASLET, TX 76052-4889

**Deed Date:** 9/6/2013  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D213238069](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
D R HORTON TEXAS LTD	8/18/2011	<a href="#">D211200894</a>	0000000	0000000
MERWICK REALTY LP	4/22/2008	<a href="#">D208153195</a>	0000000	0000000
WSHTX LP	4/22/2008	<a href="#">D208153165</a>	0000000	0000000
LENNAR HOMES OF TEXAS	2/15/2008	<a href="#">D208058777</a>	0000000	0000000
TWO SR LP	1/1/2006	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	\$233,435	\$65,000	\$298,435	\$296,547
2023	\$295,408	\$55,000	\$350,408	\$269,588
2022	\$265,406	\$40,000	\$305,406	\$245,080
2021	\$182,800	\$40,000	\$222,800	\$222,800
2020	\$182,800	\$40,000	\$222,800	\$222,800

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

- HOMESTEAD GENERAL 11.13(b)

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.