



Address: [14040 SAN CRISTOVAL PASS](#)
City: FORT WORTH
Georeference: 37880B-62A-3
Subdivision: SENDERA RANCH EAST
Neighborhood Code: 2Z500G

Latitude: 32.9863972205
Longitude: -97.3699830789
TAD Map: 2036-480
MAPSCO: TAR-006J



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

PROPERTY DATA

Legal Description: SENDERA RANCH EAST Block
62A Lot 3

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: 2007

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 41063155

Site Name: SENDERA RANCH EAST-62A-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,342

Percent Complete: 100%

Land Sqft^{*}: 5,575

Land Acres^{*}: 0.1279

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:
SOLIS MARGARITA
Primary Owner Address:
14040 SAN CRISTOVAL PASS
FORT WORTH, TX 76115

Deed Date: 11/25/2024
Deed Volume:
Deed Page:
Instrument: [D224212876](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DECINTI ERIC;DECINTI FREDRIC	11/24/2015	D215265685		
SHEARIN RANDY D	4/18/2008	D208148919	0000000	0000000
LENNAR HOMES OF TX	4/17/2008	D208148918	0000000	0000000
TWO SR LP	1/1/2006	000000000000000	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	\$243,000	\$65,000	\$308,000	\$308,000
2023	\$245,000	\$55,000	\$300,000	\$300,000
2022	\$248,856	\$40,000	\$288,856	\$288,856
2021	\$165,000	\$40,000	\$205,000	\$205,000
2020	\$165,000	\$40,000	\$205,000	\$205,000

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.