



Address: [1401 ABRAMS RD](#)
City: FORT WORTH
Georeference: 34587-10A-23
Subdivision: RIDGEVIEW FARMS
Neighborhood Code: 2N100I

Latitude: 32.9007853005
Longitude: -97.3386070536
TAD Map: 2048-448
MAPSCO: TAR-034D



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

PROPERTY DATA

Legal Description: RIDGEVIEW FARMS Block 10A
Lot 23

Jurisdictions:

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- EAGLE MTN-SAGINAW ISD (918)

State Code: A

Year Built: 2019

Personal Property Account: N/A

Agent: THE RAY TAX GROUP LLC (01008)

Protest Deadline Date: 5/15/2025

Site Number: 800026439

Site Name: RIDGEVIEW FARMS 10A 23

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,072

Percent Complete: 100%

Land Sqft^{*}: 7,100

Land Acres^{*}: 0.1630

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:

SANCHEZ JOSE MARIA
SANCHEZ PILAR ARENAS

Primary Owner Address:

1401 ABRAMS RD
FORT WORTH, TX 76131

Deed Date: 2/1/2020

Deed Volume:

Deed Page:

Instrument: [D220027997](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LENNAR HOMES OF TEXAS SALES AND MARKETING LTD	1/31/2020	D220027996		
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	4/5/2019	D219071133		

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	\$289,954	\$80,000	\$369,954	\$369,954
2023	\$365,721	\$55,000	\$420,721	\$382,514
2022	\$304,065	\$55,000	\$359,065	\$347,740
2021	\$261,127	\$55,000	\$316,127	\$316,127
2020	\$256,435	\$55,000	\$311,435	\$311,435

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.