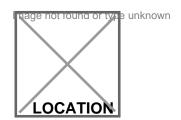


Property Information | PDF

Account Number: 42302101



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.

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<sup>\*</sup> 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<br>Volume | Deed<br>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.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.