



Address: [7268 MONTOSA DR](#)
City: FORT WORTH
Georeference: 23623N-12-18
Subdivision: LASATER RANCH - FTW
Neighborhood Code: 2N100E

Latitude: 32.8733635376
Longitude: -97.3366550204
TAD Map: 2048-436
MAPSCO: TAR-034R



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

PROPERTY DATA

Legal Description: LASATER RANCH - FTW Block
12 Lot 18

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: 2021

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 800049979

Site Name: LASATER RANCH - FTW 12 18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,812

Percent Complete: 100%

Land Sqft^{*}: 5,750

Land Acres^{*}: 0.1320

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:

KATUWAL ARJUN
KATUWAL MUNA KUMARI KARKI

Deed Date: 12/3/2021

Deed Volume:

Deed Page:

Instrument: [D221358180](#)

Primary Owner Address:

7268 MONTOSA TRL
FORT WORTH, TX 76131

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RIVERSIDE HOMEBUILDERS LTD	3/25/2021	D221083786		

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	\$374,106	\$85,000	\$459,106	\$443,043
2023	\$417,615	\$60,000	\$477,615	\$402,766
2022	\$306,151	\$60,000	\$366,151	\$366,151
2021	\$0	\$42,000	\$42,000	\$42,000
2020	\$0	\$42,000	\$42,000	\$42,000

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

- 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.