



Address: [813 APRIL SOUND CT](#)
City: FORT WORTH
Georeference: 2415-E-22
Subdivision: BENTLEY VILLAGE ADDITION
Neighborhood Code: 1B200N

Latitude: 32.7694093041
Longitude: -97.1601992596
TAD Map: 2102-400
MAPSCO: TAR-067U



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BENTLEY VILLAGE ADDITION
Block E Lot 22

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: A

Year Built: 1977

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$486,688

Protest Deadline Date: 5/24/2024

Site Number: 00211087

Site Name: BENTLEY VILLAGE ADDITION-E-22

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,529

Percent Complete: 100%

Land Sqft^{*}: 10,780

Land Acres^{*}: 0.2474

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

NAJAR DANIEL

NAJAR ANGELA

Primary Owner Address:

813 APRIL SOUND CT
FORT WORTH, TX 76120

Deed Date: 7/27/2018

Deed Volume:

Deed Page:

Instrument: [D218170239](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KENDALL JAMES D;ZOBENICA STEVEN	10/13/2017	D217239398		
CARTUS FINANCIAL CORPORATION	10/13/2017	D217239397		
RUIZ BRANDON;RUIZ CRISTEL	11/24/2006	D206377806	0000000	0000000
HORTON FRANK D;HORTON SUSANA I	6/30/2003	00169340000215	0016934	0000215
NICHOLS DOROTHY EST	11/2/1999	000000000000000	0000000	0000000
NICHOLS A C EST	12/31/1900	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	\$416,688	\$70,000	\$486,688	\$456,255
2024	\$416,688	\$70,000	\$486,688	\$414,777
2023	\$398,352	\$70,000	\$468,352	\$377,070
2022	\$324,390	\$55,000	\$379,390	\$342,791
2021	\$256,628	\$55,000	\$311,628	\$311,628
2020	\$246,167	\$55,000	\$301,167	\$301,167

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.