



Address: [809 APRIL SOUND CT](#)
City: FORT WORTH
Georeference: 2415-E-23
Subdivision: BENTLEY VILLAGE ADDITION
Neighborhood Code: 1B200N

Latitude: 32.7697227105
Longitude: -97.1600655938
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 23

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: 1976

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$352,035

Protest Deadline Date: 5/24/2024

Site Number: 00211095

Site Name: BENTLEY VILLAGE ADDITION-E-23

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,344

Percent Complete: 100%

Land Sqft^{*}: 12,360

Land Acres^{*}: 0.2837

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:

DUMAS JUDY

Primary Owner Address:

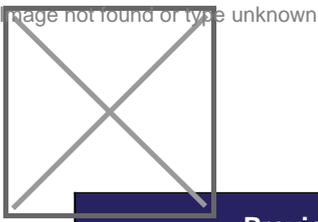
809 APRIL SOUND CT
FORT WORTH, TX 76120-2803

Deed Date: 9/7/2011

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D211220148](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CONRAD DAVID R	3/21/2003	00165620000092	0016562	0000092
FEDERAL HOME LOAN MORT CORP	12/3/2002	00161910000196	0016191	0000196
JEU WAYMAN	10/28/1999	00140800000356	0014080	0000356
ARLINGTON DONNA;ARLINGTON P R	4/25/1994	00115590002323	0011559	0002323
ALEXANDER ADRIAN;ALEXANDER JULIE	10/22/1985	00083890001232	0008389	0001232
MOORE JAMES O	12/31/1900	00000000000000	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	\$282,035	\$70,000	\$352,035	\$352,035
2024	\$282,035	\$70,000	\$352,035	\$342,330
2023	\$311,744	\$70,000	\$381,744	\$311,209
2022	\$253,625	\$55,000	\$308,625	\$282,917
2021	\$202,197	\$55,000	\$257,197	\$257,197
2020	\$203,248	\$55,000	\$258,248	\$258,248

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.