



**Address:** [2705 CHRISTINE CT](#)  
**City:** FORT WORTH  
**Georeference:** 4330--D  
**Subdivision:** BURCH-HILL'S SUB OF AVALON HTS  
**Neighborhood Code:** 1H040N

**Latitude:** 32.7220366238  
**Longitude:** -97.2869191263  
**TAD Map:** 2060-380  
**MAPSCO:** TAR-078N



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** BURCH-HILL'S SUB OF AVALON HTS Lot D

**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:** 1942

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$81,972

**Protest Deadline Date:** 5/24/2024

**Site Number:** 00379115

**Site Name:** BURCHILL'S SUB OF AVALON HTS-D

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 780

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,129

**Land Acres<sup>\*</sup>:** 0.1407

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

SANDERS SEAN  
MITCHELL CRYSTAL

**Primary Owner Address:**

2705 CHRISTINE CT  
FORT WORTH, TX 76105

**Deed Date:** 11/21/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222008866](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SANDERS CURTIS CHARLES	4/18/1996	00123430002309	0012343	0002309
KINGS LAND DEVELOPMENT	1/19/1996	00122370000854	0012237	0000854
PRINGLE LEONARD	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 <sup>+</sup>
2025	\$63,585	\$18,387	\$81,972	\$77,722
2024	\$63,585	\$18,387	\$81,972	\$70,656
2023	\$62,085	\$18,387	\$80,472	\$64,233
2022	\$53,394	\$5,000	\$58,394	\$58,394
2021	\$46,777	\$5,000	\$51,777	\$29,763
2020	\$50,091	\$5,000	\$55,091	\$27,057

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.