



Address: [11904 METMORA CT](#)
City: FORT WORTH
Georeference: 25010-3-9
Subdivision: MARY'S CREEK ESTATES SUB
Neighborhood Code: M4W06M

Latitude: 32.7170482088
Longitude: -97.5293221917
TAD Map: 1988-380
MAPSCO: TAR-071U



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MARY'S CREEK ESTATES SUB
Block 3 Lot 9

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: B

Year Built: 2002

Personal Property Account: N/A

Agent: SOUTHWEST PROPERTY TAX (00346)

Protest Deadline Date: 5/24/2024

Site Number: 05403928

Site Name: MARY'S CREEK ESTATES SUB-3-9

Site Class: B - Residential - Multifamily

Parcels: 1

Approximate Size⁺⁺⁺: 2,500

Percent Complete: 100%

Land Sqft^{*}: 7,708

Land Acres^{*}: 0.1769

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:

CANTERBURY TX PROPERTIES LLC

Primary Owner Address:

4636 LUNA CT
CYPRESS, CA 90720

Deed Date: 1/28/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D213039560](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|--|-----------|----------------|-------------|-----------|
| SPRAGUE ROBERT A;SPRAGUE SUSAN | 8/21/2002 | 00159420000029 | 0015942 | 0000029 |
| TX LONGHORN EQUITIES CORP | 8/20/2002 | 00159420000027 | 0015942 | 0000027 |
| FOREST CUSTOM HOMES LP | 2/25/2002 | 00155270000233 | 0015527 | 0000233 |
| TEXAS LONGHORN EQUITIES CORP | 11/1/1999 | 00141040000175 | 0014104 | 0000175 |
| LUTKENHOUSE DANIEL;LUTKENHOUSE PAULINE | 9/19/1991 | 00103960001538 | 0010396 | 0001538 |
| TEXAS AMERICAN BANK | 1/5/1988 | 00091720000706 | 0009172 | 0000706 |
| CORPENING DEVELOPMENT CORP | 4/12/1985 | 00081500000160 | 0008150 | 0000160 |
| SHEFFIELD DEVELOPMENT CO INC | 1/1/1984 | 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 | \$293,110 | \$55,000 | \$348,110 | \$348,110 |
| 2024 | \$293,110 | \$55,000 | \$348,110 | \$348,110 |
| 2023 | \$288,900 | \$40,000 | \$328,900 | \$328,900 |
| 2022 | \$242,703 | \$40,000 | \$282,703 | \$282,703 |
| 2021 | \$179,054 | \$40,000 | \$219,054 | \$219,054 |
| 2020 | \$179,054 | \$40,000 | \$219,054 | \$219,054 |

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

There are no exemptions for this property

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.