



Address: [104 WAGGONER LN](#)
City: WESTWORTH VILLAGE
Georeference: 37276--4BR
Subdivision: SAM ROSEN SUBDIVISION
Neighborhood Code: M2N01C

Latitude: 32.7606277039
Longitude: -97.4102720782
TAD Map: 2024-396
MAPSCO: TAR-060Z



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SAM ROSEN SUBDIVISION Lot 4BR

Jurisdictions:
WESTWORTH VILLAGE (032)
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: 1984

Personal Property Account: N/A

Agent: THE RAY TAX GROUP LLC (01008)

Notice Sent Date: 4/15/2025

Notice Value: \$330,000

Protest Deadline Date: 5/24/2024

Site Number: 05649358
Site Name: SAM ROSEN SUBDIVISION-4BR
Site Class: B - Residential - Multifamily
Parcels: 1
Approximate Size⁺⁺⁺: 2,435
Percent Complete: 100%
Land Sqft^{*}: 9,102
Land Acres^{*}: 0.2089
Pool: N

+++ Rounded.

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

OWNER INFORMATION

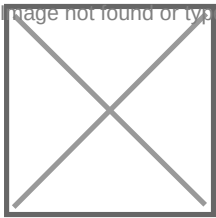
Current Owner:
MORAIS DANIEL
Primary Owner Address:
6105 SHAD DR
FORT WORTH, TX 76179

Deed Date: 2/23/2024
Deed Volume:
Deed Page:
Instrument: [D224031955](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CRAWFORD JAMES ARNOLD	11/21/2021	D220317698		
LA MUOI THI;TU KHUONG THANH	11/20/2021	D221336390		
LA MUOI T;TU KHUONG THANH	11/19/2021	D221336390		
TU KHUONG T	11/3/2020	D220283133		
LA MUOI THI;TU KHUONG THANH	8/25/2020	D220214812		
TU KHUONG THANH	1/15/2016	D216010280		
TONG ANQUY	3/26/2003	00165570000074	0016557	0000074
BANK ONE NATIONAL ASSOCIATION	1/7/2003	00163180000223	0016318	0000223
DERDERIAN JOE	9/5/2000	00145150000622	0014515	0000622
ROGERS ARTHUR E III	5/15/1999	00138440000110	0013844	0000110
UNITED ENTERPRISES	5/14/1999	00138440000109	0013844	0000109
BARTLETT BRUCE E;BARTLETT SHELBY	7/20/1989	00096540000469	0009654	0000469
SECRETARY OF HUD	12/7/1988	00095390002007	0009539	0002007
COLONIAL SAVINGS ASSN	12/6/1988	00094660002073	0009466	0002073
DOLLAR L W	2/13/1985	00080910001634	0008091	0001634
DOLLAR & ROGERS CONSTR CO	1/1/1985	00078660000718	0007866	0000718
KITE SAMUEL	6/12/1984	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	\$275,388	\$54,612	\$330,000	\$330,000
2024	\$275,388	\$54,612	\$330,000	\$330,000
2023	\$245,388	\$54,612	\$300,000	\$300,000
2022	\$238,383	\$36,408	\$274,791	\$274,791
2021	\$168,100	\$11,900	\$180,000	\$180,000
2020	\$168,100	\$11,900	\$180,000	\$180,000

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

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.