



Address: [417 SIGNAL HILL CT N](#)
City: FORT WORTH
Georeference: 47534-5-11
Subdivision: WOODHAVEN EAST ADDITION
Neighborhood Code: M1F01W

Latitude: 32.7733147187
Longitude: -97.2143960813
TAD Map: 2084-400
MAPSCO: TAR-066N



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WOODHAVEN EAST ADDITION
Block 5 Lot 11 & PT COMMON AREA

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: 1986

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 05662613

Site Name: WOODHAVEN EAST ADDITION-5-11

Site Class: B - Residential - Multifamily

Parcels: 1

Approximate Size⁺⁺⁺: 2,256

Percent Complete: 100%

Land Sqft^{*}: 6,703

Land Acres^{*}: 0.1538

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:

NGUYEN KIM M

NGUYEN HAI TRAN

Primary Owner Address:

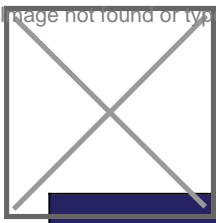
7719 PIRATE POINT CIR
ARLINGTON, TX 76016-5336

Deed Date: 7/27/2012

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D212183380](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
AMERICAN NATIONAL BANK OF TX	6/5/2012	D212133905	0000000	0000000
GENEVA ENTERPRISES LTD CO	12/26/2006	D207000694	0000000	0000000
TATUM LATRICE	7/18/2003	D203270869	0016982	0000009
SEC OF HUD	11/6/2002	00164620000111	0016462	0000111
CHASE MANHATTAN MORGAGE CORP	11/5/2002	00161220000404	0016122	0000404
HARRIS PATIENCE	3/27/1998	00131470000401	0013147	0000401
SMITH JAMES DOUGLAS	12/18/1992	00108880000788	0010888	0000788
AMERITEX MORTGAGE CO	8/2/1988	00093420000269	0009342	0000269
POTTENGER RALPH;POTTENGER YOLANDA	3/13/1987	00088770002258	0008877	0002258
MARVIN D SMITH CORP	3/27/1986	00084980000728	0008498	0000728
MYERS FINANCIAL CORP	1/1/1984	00000000000000	0000000	0000000

VALUES

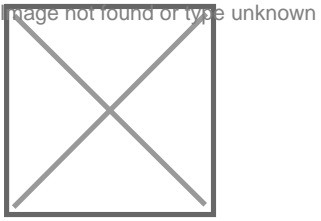
This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2025	\$205,000	\$15,000	\$220,000	\$220,000
2024	\$205,000	\$15,000	\$220,000	\$220,000
2023	\$185,000	\$15,000	\$200,000	\$200,000
2022	\$102,593	\$15,000	\$117,593	\$117,593
2021	\$103,413	\$15,000	\$118,413	\$118,413
2020	\$104,234	\$15,000	\$119,234	\$119,234

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.