

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 06407021

Latitude: 32.9649051599 Address: 13031 WAT RD City: FORT WORTH Longitude: -97.2533915988 Georeference: A1305-1R

**TAD Map:** 2072-472

MAPSCO: TAR-009W



Googlet Mapd or type unknown

Neighborhood Code: 3K600H

Subdivision: ROBERTS, J J SURVEY

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

## PROPERTY DATA

Legal Description: ROBERTS, J J SURVEY

Abstract 1305 Tract 1R

Jurisdictions:

CITY OF FORT WORTH (026) **TARRANT COUNTY (220)** 

TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)

KELLER ISD (907) State Code: A Year Built: 1990

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025 **Notice Value: \$314,268** 

Protest Deadline Date: 5/24/2024

Site Number: 06407021

Site Name: ROBERTS, J J SURVEY-1R Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,735 Percent Complete: 100%

Land Sqft\*: 17,903 Land Acres\*: 0.4110

Pool: N

+++ Rounded.

## OWNER INFORMATION

**Current Owner:** 

VONGKHAMCHANH CHANSAMON

**Primary Owner Address:** 

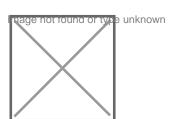
13031 WAT RD KELLER, TX 76244 **Deed Date: 3/6/1988 Deed Volume: 0009432** Deed Page: 0002355

Instrument: 00094320002355

## **VALUES**

07-03-2025 Page 1

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



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. <u>Tarrant County Tax Office Account Information</u>.

| Year | Improvement Market | Land Market | Total Market | Total Appraised* |
|------|--------------------|-------------|--------------|------------------|
| 2025 | \$274,196          | \$40,072    | \$314,268    | \$235,795        |
| 2024 | \$274,196          | \$40,072    | \$314,268    | \$214,359        |
| 2023 | \$226,920          | \$40,072    | \$266,992    | \$194,872        |
| 2022 | \$220,389          | \$12,022    | \$232,411    | \$177,156        |
| 2021 | \$190,300          | \$12,022    | \$202,322    | \$161,051        |
| 2020 | \$191,763          | \$12,022    | \$203,785    | \$146,410        |

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **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.

07-03-2025 Page 2

<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.