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**Address:** [2316 STAGECOACH ST](#)  
**City:** FORT WORTH  
**Georeference:** 39545-22-31  
**Subdivision:** SOUTH MEADOW ADDITION  
**Neighborhood Code:** 4S350E

**Latitude:** 32.6412826236  
**Longitude:** -97.3551075895  
**TAD Map:** 2042-352  
**MAPSCO:** TAR-104F



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

**PROPERTY DATA**

**Legal Description:** SOUTH MEADOW ADDITION  
Block 22 Lot 31  
**Jurisdictions:**  
CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CROWLEY ISD (912)  
**State Code:** A  
**Year Built:** 2000  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$287,062  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 07209894  
**Site Name:** SOUTH MEADOW ADDITION-22-31  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,541  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,000  
**Land Acres<sup>\*</sup>:** 0.1147  
**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:**  
SUSTAITA JOSEPHINE EST  
**Primary Owner Address:**  
2316 STAGECOACH ST  
FORT WORTH, TX 76133

**Deed Date:** 4/14/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** 142-24-069864



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SUSTAITA JOSIE	5/21/2022	142-22-099652		
SUSTAITA JOHN;SUSTAITA JOSIE	7/5/2000	00144320000413	0014432	0000413
CHOICE HOMES INC	3/4/2000	00142840000200	0014284	0000200
STEVE HAWKINS CUST HOMES INC	1/1/1998	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	\$257,062	\$30,000	\$287,062	\$287,062
2024	\$257,062	\$30,000	\$287,062	\$216,697
2023	\$258,312	\$30,000	\$288,312	\$196,997
2022	\$205,112	\$30,000	\$235,112	\$179,088
2021	\$179,548	\$30,000	\$209,548	\$162,807
2020	\$152,418	\$30,000	\$182,418	\$148,006

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.