



Address: [8240 RANCH HAND TR](#)
City: FORT WORTH
Georeference: 23623G-11-12
Subdivision: LASATER ADDITION
Neighborhood Code: 2N100J

Latitude: 32.889397991
Longitude: -97.3356523169
TAD Map: 2048-444
MAPSCO: TAR-034H



Google Map or type unknown

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

PROPERTY DATA

Legal Description: LASATER ADDITION Block 11
Lot 12

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EAGLE MTN-SAGINAW ISD (918)

State Code: A

Year Built: 2003

Personal Property Account: N/A

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$311,282

Protest Deadline Date: 5/24/2024

Site Number: 40054756

Site Name: LASATER ADDITION-11-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,852

Percent Complete: 100%

Land Sqft^{*}: 5,500

Land Acres^{*}: 0.1262

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:

SIMMONS CHRISTOPHER M

Primary Owner Address:

8240 RANCH HAND TR
FORT WORTH, TX 76131

Deed Date: 7/15/2014

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D214151126](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LANE ELIZABETH LANE;LANE JAMES	3/24/2008	D208112801	0000000	0000000
WELLS FARGO BANK NA TR	11/6/2007	D207407233	0000000	0000000
HERNANDEZ CYNTHIA A	3/10/2006	D206086151	0000000	0000000
HERNANDEZ GUILLERMO	10/23/2003	D203403769	0000000	0000000
PULTE HOMES OF TEXAS LP	1/1/2002	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	\$225,000	\$65,000	\$290,000	\$290,000
2024	\$246,282	\$65,000	\$311,282	\$306,297
2023	\$283,068	\$45,000	\$328,068	\$278,452
2022	\$212,870	\$45,000	\$257,870	\$253,138
2021	\$185,125	\$45,000	\$230,125	\$230,125
2020	\$165,364	\$45,000	\$210,364	\$210,364

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

- 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.