



**Address:** [440 SHADOW GRASS AVE](#)  
**City:** FORT WORTH  
**Georeference:** 24669-8-24  
**Subdivision:** MALLARD COVE  
**Neighborhood Code:** 1B200J

**Latitude:** 32.7860434018  
**Longitude:** -97.1974159312  
**TAD Map:** 2090-404  
**MAPSCO:** TAR-066L



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** MALLARD COVE Block 8 Lot 24

**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:** A

**Year Built:** 2005

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$377,177

**Protest Deadline Date:** 5/24/2024

**Site Number:** 40355195

**Site Name:** MALLARD COVE-8-24

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,019

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,500

**Land Acres<sup>\*</sup>:** 0.1262

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

MACON LASHAUNE E

**Primary Owner Address:**

440 SHADOW GRASS AVE  
FORT WORTH, TX 76120-1636

**Deed Date:** 6/16/2005

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D205181232](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHOICE HOMES INC	4/12/2005	<a href="#">D205103266</a>	0000000	0000000
MALLARD COVE LP	1/1/2003	000000000000000	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	\$327,177	\$50,000	\$377,177	\$363,936
2024	\$327,177	\$50,000	\$377,177	\$330,851
2023	\$288,176	\$50,000	\$338,176	\$300,774
2022	\$253,873	\$40,000	\$293,873	\$273,431
2021	\$208,574	\$40,000	\$248,574	\$248,574
2020	\$194,342	\$40,000	\$234,342	\$230,303

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.