

Tarrant Appraisal District Property Information | PDF

Account Number: 40449114

Address: 11046 FUMAR LN

City: FORT WORTH
Georeference: 23923-1-1

**Subdivision:** LEXINGTON PLACE MHP **Neighborhood Code:** 220-MHImpOnly

Googlet Mapd or type unknown

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

# Latitude: 32.9352530528 Longitude: -97.2961922926 TAD Map: 2060-460 MAPSCO: TAR-022J

# PROPERTY DATA

**Legal Description:** LEXINGTON PLACE MHP PAD 132 1998 CREST RIDGE 16 X 76 LB# NTA0761191

CREST RIDGE Jurisdictions:

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

TARRANT REGIONAL WATER DISTRICT (223)

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

KELLER ISD (907) State Code: M1 Year Built: 1998

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

**Site Number:** 40449114

Site Name: LEXINGTON PLACE MHP-132-80

Site Class: M1 - Residential - Mobile Home Imp-Only

Parcels: 1

Approximate Size+++: 1,216
Percent Complete: 100%

Land Sqft\*: 0

Land Acres\*: 0.0000

Pool: N

#### OWNER INFORMATION

**Current Owner:** 

REYNOLDS RANDY T

REYNOLDS LORNA M

Primary Owner Address:

Deed

Deed

11046 FUMAR LN

FORT WORTH, TX 76244-4825

Deed Date: 1/1/2004
Deed Volume: 0000000
Deed Page: 0000000

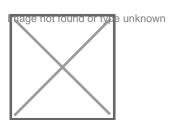
**Instrument:** 00000000000000

## **VALUES**

07-14-2025 Page 1

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

<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 | \$11,940           | \$0         | \$11,940     | \$11,940         |
| 2024 | \$11,940           | \$0         | \$11,940     | \$11,940         |
| 2023 | \$12,418           | \$0         | \$12,418     | \$12,418         |
| 2022 | \$12,896           | \$0         | \$12,896     | \$12,896         |
| 2021 | \$13,373           | \$0         | \$13,373     | \$13,373         |
| 2020 | \$13,851           | \$0         | \$13,851     | \$13,851         |

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.

07-14-2025 Page 2

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