



Address: [1145 DAY DREAM DR](#)
City: FORT WORTH
Georeference: 37880A-42-1
Subdivision: SENDERA RANCH
Neighborhood Code: 2Z500G

Latitude: 32.9846980118
Longitude: -97.3833873451
TAD Map: 2030-476
MAPSCO: TAR-005L



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SENDERA RANCH Block 42 Lot 1

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
NORTHWEST ISD (911)

State Code: A

Year Built: 2004

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 40456781

Site Name: SENDERA RANCH-42-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,762

Percent Complete: 100%

Land Sqft^{*}: 8,712

Land Acres^{*}: 0.2000

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:

CHATMAN ASHLEY FRANCHESTER

Primary Owner Address:

1145 DAY DREAM DR
FORT WORTH, TX 76052

Deed Date: 4/25/2025

Deed Volume:

Deed Page:

Instrument: [D225073372](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DIANE ALBERT	10/10/2019	D219233904		
TYSON DONNA M	6/9/2017	142-17-088620		
TYSON DONNA M;TYSON JOHN L ESTATE	2/25/2005	D205058533	0000000	0000000
D R HORTON TEXAS LTD	7/31/2004	D204242193	0000000	0000000
TWO SR LP	7/30/2004	D204242191	0000000	0000000
ONE SR LP	1/1/2004	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 ⁺
2025	\$191,875	\$65,000	\$256,875	\$256,875
2024	\$191,875	\$65,000	\$256,875	\$256,875
2023	\$269,806	\$55,000	\$324,806	\$243,210
2022	\$215,384	\$40,000	\$255,384	\$221,100
2021	\$161,000	\$40,000	\$201,000	\$201,000
2020	\$176,966	\$40,001	\$216,967	\$216,967

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.