



Address: [1141 DAY DREAM DR](#)
City: FORT WORTH
Georeference: 37880A-42-2
Subdivision: SENDERA RANCH
Neighborhood Code: 2Z500G

Latitude: 32.9846071886
Longitude: -97.3832278982
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 2

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: RESOLUTE PROPERTY TAX SOLUTION (00988)

Protest Deadline Date: 5/24/2024

Site Number: 40456803

Site Name: SENDERA RANCH-42-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,884

Percent Complete: 100%

Land Sqft^{*}: 6,098

Land Acres^{*}: 0.1399

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:

YAMASA CO LTD

Primary Owner Address:

P.O BOX 4090 SCOTTSDALE
JAPANESE CORPORATION
SCOTTSDALE, AZ 85261

Deed Date: 5/15/2023

Deed Volume:

Deed Page:

Instrument: [D223085073](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PERUCCI CODY;PERUCCI HAILEE	10/13/2017	D217242916		
TROSTEL LEANN;TROSTEL ROBERT	4/29/2015	D215091214		
REED AMBER;REED NKERE	9/19/2007	D207339433	0000000	0000000
PURKEY BRYAN ALLEN	3/4/2005	D205065846	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	\$177,662	\$65,000	\$242,662	\$242,662
2024	\$227,500	\$65,000	\$292,500	\$292,500
2023	\$297,671	\$55,000	\$352,671	\$352,671
2022	\$204,752	\$40,000	\$244,752	\$244,752
2021	\$173,479	\$40,000	\$213,479	\$213,479
2020	\$186,867	\$40,000	\$226,867	\$226,867

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.