



Address: [1108 DAY DREAM DR](#)
City: FORT WORTH
Georeference: 37880A-42-15
Subdivision: SENDERA RANCH
Neighborhood Code: 2Z500G

Latitude: 32.9844763862
Longitude: -97.381731492
TAD Map: 2036-476
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 15

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: RYAN LLC (00672F)
Notice Sent Date: 4/15/2025
Notice Value: \$298,596
Protest Deadline Date: 5/24/2024

Site Number: 40456943
Site Name: SENDERA RANCH-42-15
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,768
Percent Complete: 100%
Land Sqft^{*}: 9,148
Land Acres^{*}: 0.2100
Pool: N

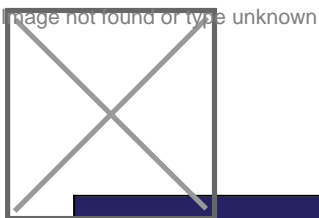
⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
SHUMAN LLC
Primary Owner Address:
3500 S DUPONT HWY
DOVER, DE 19901

Deed Date: 5/8/2024
Deed Volume:
Deed Page:
Instrument: [D224081742](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
TOLEDO JAVAN	5/30/2019	D219117305		
OPENDOOR PROPERTY J LLC	2/22/2019	D219035266		
PATTERSON FATIMA	12/28/2007	D208006354	0000000	0000000
CONKLIN MATTHEW;CONKLIN REBECCA	6/25/2004	D204200633	0000000	0000000
LENNAR HOMES OF TEXAS	4/7/2004	D204126438	0000000	0000000
ONE SR LP	1/1/2004	0000000000000000	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	\$227,096	\$71,500	\$298,596	\$298,596
2024	\$227,096	\$71,500	\$298,596	\$298,596
2023	\$282,950	\$60,500	\$343,450	\$343,450
2022	\$215,106	\$44,000	\$259,106	\$259,106
2021	\$193,816	\$44,000	\$237,816	\$237,816
2020	\$177,865	\$44,000	\$221,865	\$221,865

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.