



Address: [13201 FENCEROW RD](#)
City: FORT WORTH
Georeference: 17395H-16-40
Subdivision: HARVEST RIDGE ADDITION
Neighborhood Code: 3K600K

Latitude: 32.9685217063
Longitude: -97.2662998919
TAD Map: 2066-472
MAPSCO: TAR-008V



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HARVEST RIDGE ADDITION
Block 16 Lot 40

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)

State Code: A

Year Built: 2005

Personal Property Account: N/A

Agent: OOWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 40552926

Site Name: HARVEST RIDGE ADDITION-16-40

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,774

Percent Complete: 100%

Land Sqft^{*}: 5,250

Land Acres^{*}: 0.1205

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:

SFR JV-1 2021-1 BORROWER LLC

Primary Owner Address:

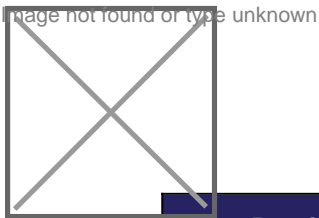
1508 BROOKHOLLOW DR
SANTA ANA, CA 92702

Deed Date: 11/9/2021

Deed Volume:

Deed Page:

Instrument: [D221332228](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SFR JV-1 PROPERTY LLC	3/29/2021	D221085749		
SPH PROPERTY ONE LLC	3/9/2021	D221063599		
LANCON LEE;LANCON MARI	9/23/2005	D205289393	0000000	0000000
WEEKLEY HOMES LP	1/14/2005	D205019482	0000000	0000000
HARVEST RIDGE 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	\$210,219	\$65,000	\$275,219	\$275,219
2024	\$256,679	\$65,000	\$321,679	\$321,679
2023	\$273,609	\$65,000	\$338,609	\$338,609
2022	\$226,033	\$50,000	\$276,033	\$276,033
2021	\$186,199	\$50,000	\$236,199	\$236,199
2020	\$168,029	\$50,000	\$218,029	\$218,029

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.