



**Address:** [1412 SANDPIPER CT S](#)  
**City:** FORT WORTH  
**Georeference:** 23245-31-2  
**Subdivision:** LAKE WORTH LEASES ADDITION  
**Neighborhood Code:** 2A400A

**Latitude:** 32.7838097439  
**Longitude:** -97.4560349874  
**TAD Map:** 2012-404  
**MAPSCO:** TAR-059L



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** LAKE WORTH LEASES  
ADDITION Block 31 Lot 2 209 LF

<b>Jurisdictions:</b> CITY OF FORT WORTH (026) TARRANT COUNTY (220) TARRANT REGIONAL WATER DISTRICT (223) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) FORT WORTH ISD (905)	<b>Site Number:</b> 40574954 <b>Site Name:</b> LAKE WORTH LEASES ADDITION 31 2 209 LF <b>Site Class:</b> A1 - Residential - Single Family <b>Parcels:</b> 1 <b>Approximate Size<sup>+++</sup>:</b> 2,818 <b>Percent Complete:</b> 100% <b>Land Sqft<sup>*</sup>:</b> 34,412 <b>Land Acres<sup>*</sup>:</b> 0.7900 <b>Pool:</b>
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**State Code:** A  
**Year Built:** 1941  
**Personal Property Account:** N/A  
**Agent:** AMERICAN PROPERTY SERVICES (09577) N  
**Protest Deadline Date:** 5/24/2024

+++ Rounded.  
\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

**OWNER INFORMATION**

<b>Current Owner:</b> RICE MICHAEL B DAVIS BRENDA L <b>Primary Owner Address:</b> 4201 LOMBARDY CT COLLEYVILLE, TX 76034	<b>Deed Date:</b> 8/20/2021 <b>Deed Volume:</b> <b>Deed Page:</b> <b>Instrument:</b> <a href="#">D221247167</a>
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Previous Owners	Date	Instrument	Deed Volume	Deed Page
RICE MICHAEL B	8/8/2008	<a href="#">D208314133</a>	0000000	0000000
VICK NORMAN A	6/5/2006	<a href="#">D206172067</a>	0000000	0000000
8248 SANDPIPER LTD	10/28/2005	<a href="#">D205323955</a>	0000000	0000000
8248 SANDPIPER LTD 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 <sup>+</sup>
2025	\$506,467	\$273,236	\$779,703	\$779,703
2024	\$506,467	\$273,236	\$779,703	\$779,703
2023	\$475,776	\$273,236	\$749,012	\$749,012
2022	\$538,966	\$172,060	\$711,026	\$711,026
2021	\$319,655	\$172,060	\$491,715	\$491,715
2020	\$357,940	\$172,060	\$530,000	\$530,000

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.