

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 40574962

Address: 1400 SANDPIPER CT S

City: FORT WORTH
Georeference: 23245-31-3

Subdivision: LAKE WORTH LEASES ADDITION

Neighborhood Code: 2A400A

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

## **PROPERTY DATA**

Legal Description: LAKE WORTH LEASES

ADDITION Block 31 Lot 3 .87 AC

**Jurisdictions:** 

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)

State Code: A Year Built: 1948

Personal Property Account: N/A

Agent: OCONNOR & ASSOCIATES (00436)

Protest Deadline Date: 7/12/2024

Site Number: 40574962

Site Name: LAKE WORTH LEASES ADDITION-31-3

Site Class: A1 - Residential - Single Family

Latitude: 32.7832216839

**TAD Map:** 2012-404 **MAPSCO:** TAR-059L

Longitude: -97.4562272858

Parcels: 1

Approximate Size+++: 1,636
Percent Complete: 100%

Land Sqft\*: 37,897 Land Acres\*: 0.8700

Pool: N

+++ Rounded.

## OWNER INFORMATION

Current Owner:
ABSHIRE GARY V

Primary Owner Address:
1400 SANDPIPER CT S
FORT WORTH, TX 76108-9786

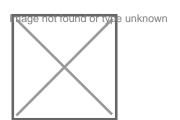
<b>Deed Date:</b> 7/5/2005					
Deed Volume: 0000000					
Deed Page: 0000000					
Instrument: D205199800					

Previous Owners	Date	Instrument	Deed Volume	Deed Page	
ABSHIRE GARY	1/1/2004	00000000000000	0000000	0000000	

## **VALUES**

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$18,493	\$269,507	\$288,000	\$288,000
2024	\$50,493	\$269,507	\$320,000	\$320,000
2023	\$46,844	\$269,507	\$316,351	\$312,660
2022	\$59,221	\$225,015	\$284,236	\$284,236
2021	\$53,049	\$225,015	\$278,064	\$278,064
2020	\$70,895	\$225,015	\$295,910	\$295,910

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **EXEMPTIONS / SPECIAL APPRAISAL**

- HOMESTEAD GENERAL 11.13(b)
- HOMESTEAD DISABLED PERSON 11.13 (c)

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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.