



**Address:** [1209 MOUNTAIN AIR TR](#)  
**City:** FORT WORTH  
**Georeference:** 23623G-35-17  
**Subdivision:** LASATER ADDITION  
**Neighborhood Code:** 2N100J

**Latitude:** 32.886391317  
**Longitude:** -97.3422580708  
**TAD Map:** 2048-440  
**MAPSCO:** TAR-034M



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** LASATER ADDITION Block 35  
Lot 17

**Jurisdictions:**  
CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
EAGLE MTN-SAGINAW ISD (918)

**State Code:** A  
**Year Built:** 2006  
**Personal Property Account:** N/A  
**Agent:** OWNWELL INC (12140)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 40728463  
**Site Name:** LASATER ADDITION-35-17  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size+++:** 1,816  
**Percent Complete:** 100%  
**Land Sqft\*** : 5,500  
**Land Acres\*** : 0.1262  
**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:**  
HOBLER RACHEL D  
**Primary Owner Address:**  
4140 BOWMAN PL  
GRANITE BAY, CA 95746-9403

**Deed Date:** 9/1/2006  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D206280523](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BEAZER HOMES TEXAS LP	11/14/2005	<a href="#">D205348278</a>	0000000	0000000
HILLWOOD RLD LP	1/1/2005	000000000000000	0000000	0000000



## VALUES

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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	\$186,967	\$65,000	\$251,967	\$251,967
2024	\$227,000	\$65,000	\$292,000	\$292,000
2023	\$266,944	\$45,000	\$311,944	\$311,944
2022	\$199,983	\$45,000	\$244,983	\$244,983
2021	\$146,500	\$45,000	\$191,500	\$191,500
2020	\$146,500	\$45,000	\$191,500	\$191,500

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

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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.