



**Address:** [1201 PEPPERIDGE LN](#)  
**City:** FORT WORTH  
**Georeference:** 23623G-41-20  
**Subdivision:** LASATER ADDITION  
**Neighborhood Code:** 2N100J

**Latitude:** 32.8858030285  
**Longitude:** -97.341737351  
**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 41  
Lot 20

**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:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$443,561

**Protest Deadline Date:** 5/24/2024

**Site Number:** 40729303  
**Site Name:** LASATER ADDITION-41-20  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,480  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 8,712  
**Land Acres<sup>\*</sup>:** 0.2000  
**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**  
MARTINEZ MILADY  
**Primary Owner Address:**  
1201 PEPPERIDGE LN  
FORT WORTH, TX 76131-5213

**Deed Date:** 7/1/2006  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D206230922](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MARTINEZ MILADY; MARTINEZ WILLIAM	6/30/2006	<a href="#">D206221255</a>	0000000	0000000
MHI PARTNERSHIP LTD	1/4/2006	<a href="#">D206011796</a>	0000000	0000000
HILLWOOD RLD LP	1/1/2005	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	\$378,561	\$65,000	\$443,561	\$443,561
2024	\$378,561	\$65,000	\$443,561	\$434,184
2023	\$436,140	\$45,000	\$481,140	\$394,713
2022	\$326,090	\$45,000	\$371,090	\$358,830
2021	\$282,566	\$45,000	\$327,566	\$326,209
2020	\$251,554	\$45,000	\$296,554	\$296,554

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

- HOMESTEAD GENERAL 11.13(b)

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.