



**Address:** [1224 MOUNTAIN AIR TR](#)  
**City:** FORT WORTH  
**Georeference:** 23623G-41-24  
**Subdivision:** LASATER ADDITION  
**Neighborhood Code:** 2N100J

**Latitude:** 32.8862125632  
**Longitude:** -97.3414901938  
**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 24

**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:** 2008

**Personal Property Account:** N/A

**Agent:** OCONNOR & ASSOCIATES (00436)

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

**Site Number:** 40729354

**Site Name:** LASATER ADDITION-41-24

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,071

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,250

**Land Acres<sup>\*</sup>:** 0.1205

**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:**

DUNCAN YVETTE M

**Primary Owner Address:**

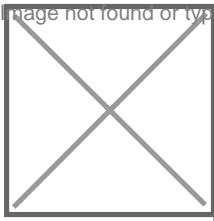
PO BOX 79576  
SAGINAW, TX 76179

**Deed Date:** 7/5/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222169339](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
DUNCAN YVETTE M	6/13/2008	<a href="#">D208231171</a>	0000000	0000000
WRH TEXAS LP	6/2/2006	<a href="#">D206174763</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	\$205,037	\$65,000	\$270,037	\$270,037
2024	\$243,093	\$65,000	\$308,093	\$308,093
2023	\$285,000	\$45,000	\$330,000	\$294,825
2022	\$228,644	\$45,000	\$273,644	\$268,023
2021	\$198,657	\$45,000	\$243,657	\$243,657
2020	\$177,296	\$45,000	\$222,296	\$222,296

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.