



Address: [1252 MOUNTAIN AIR TR](#)
City: FORT WORTH
Georeference: 23623G-41-30
Subdivision: LASATER ADDITION
Neighborhood Code: 2N100J

Latitude: 32.8864577419
Longitude: -97.3405135043
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 30

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: 4/15/2025

Notice Value: \$311,457

Protest Deadline Date: 5/24/2024

Site Number: 40729419

Site Name: LASATER ADDITION-41-30

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:

FELICIANO WANDA

Primary Owner Address:

1252 MOUNTAIN AIR TRL
FORT WORTH, TX 76131

Deed Date: 10/5/2020

Deed Volume:

Deed Page:

Instrument: [D220261178](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CLARK JOHN C;CLARK SARAH E	2/16/2017	D217039726		
YUN GLADYS YUN;YUN KYUNO	8/31/2006	D206280389	0000000	0000000
BEAZER HOMES TEXAS LP	11/14/2005	D205348278	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 ⁺
2025	\$246,457	\$65,000	\$311,457	\$311,457
2024	\$246,457	\$65,000	\$311,457	\$306,145
2023	\$283,363	\$45,000	\$328,363	\$278,314
2022	\$212,877	\$45,000	\$257,877	\$253,013
2021	\$185,012	\$45,000	\$230,012	\$230,012
2020	\$165,163	\$45,000	\$210,163	\$210,163

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.