



Address: [1256 MOUNTAIN AIR TR](#)
City: FORT WORTH
Georeference: 23623G-41-31
Subdivision: LASATER ADDITION
Neighborhood Code: 2N100J

Latitude: 32.8864563919
Longitude: -97.3403487679
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 31

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

Protest Deadline Date: 5/24/2024

Site Number: 40729427
Site Name: LASATER ADDITION-41-31
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,358
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:

THOMAS KAITLIN
THOMAS NICHOLAS STEPHEN

Primary Owner Address:

1256 MOUNTAIN AIR TRL
FORT WORTH, TX 76131

Deed Date: 6/13/2022
Deed Volume:
Deed Page:
Instrument: [D222150825](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TATTON CHRISTOPHER;TATTON EMILY	10/9/2015	D215236374		
LAGRIMAS AMARYLL;LAGRIMAS FRANCIS	9/27/2006	D206331707	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	\$274,531	\$65,000	\$339,531	\$339,531
2024	\$274,531	\$65,000	\$339,531	\$339,531
2023	\$315,780	\$45,000	\$360,780	\$360,780
2022	\$236,987	\$45,000	\$281,987	\$281,987
2021	\$205,834	\$45,000	\$250,834	\$250,834
2020	\$183,642	\$45,000	\$228,642	\$228,642

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.