



**Address:** [1108 SUNDERLAND LN](#)  
**City:** FORT WORTH  
**Georeference:** 47286D-1-3  
**Subdivision:** WINCHESTER PARK  
**Neighborhood Code:** 4S360E

**Latitude:** 32.6464468013  
**Longitude:** -97.3350662828  
**TAD Map:** 2048-356  
**MAPSCO:** TAR-104D



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WINCHESTER PARK Block 1 Lot 3

**Jurisdictions:**

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- CROWLEY ISD (912)

**State Code:** A

**Year Built:** 2007

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$248,108

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

**Site Number:** 40960137  
**Site Name:** WINCHESTER PARK-1-3  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,536  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 4,792  
**Land Acres<sup>\*</sup>:** 0.1100  
**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:**  
SAMPLE AVIS MARIE  
**Primary Owner Address:**  
1108 SUNDERLAND LN  
FORT WORTH, TX 76134-3731

**Deed Date:** 1/9/2008  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D208019927](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DR HORTON - TEXAS LTD	1/1/2005	0000000000000000	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	\$208,108	\$40,000	\$248,108	\$248,108
2024	\$208,108	\$40,000	\$248,108	\$245,630
2023	\$226,350	\$40,000	\$266,350	\$223,300
2022	\$185,288	\$40,000	\$225,288	\$203,000
2021	\$147,151	\$40,000	\$187,151	\$184,545
2020	\$130,327	\$40,000	\$170,327	\$167,768

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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- 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.