

Tarrant Appraisal District

Property Information | PDF

Account Number: 40960153

Address: 1116 SUNDERLAND LN

City: FORT WORTH Georeference: 47286D-1-5

Subdivision: WINCHESTER PARK Neighborhood Code: 4S360E

Googlet Mapd or type unknown

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

TAD Map: 2048-356 MAPSCO: TAR-104D

PROPERTY DATA

Legal Description: WINCHESTER PARK Block 1 Lot

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: OCONNOR & ASSOCIATES (00436)

Protest Deadline Date: 5/24/2024

Site Number: 40960153

Latitude: 32.6464777796

Longitude: -97.335388745

Site Name: WINCHESTER PARK-1-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,323 Percent Complete: 100%

Land Sqft*: 4,792 Land Acres*: 0.1100

Pool: N

+++ Rounded.

OWNER INFORMATION

1116 SUNDERLAND LN

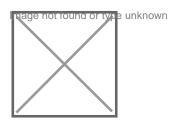
Current Owner: Deed Date: 9/22/2017 THOMAS MARCELL H **Deed Volume: Primary Owner Address: Deed Page:**

Instrument: D217222130 FORT WORTH, TX 76134

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STEWART COREY	8/19/2009	D209225566	0000000	0000000
DR HORTON - TEXAS LTD	1/1/2005	0000000000000	0000000	0000000

08-05-2025 Page 1

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$237,429	\$40,000	\$277,429	\$277,429
2024	\$254,479	\$40,000	\$294,479	\$294,479
2023	\$283,000	\$40,000	\$323,000	\$281,798
2022	\$241,999	\$40,000	\$281,999	\$256,180
2021	\$192,891	\$40,000	\$232,891	\$232,891
2020	\$177,399	\$40,000	\$217,399	\$217,399

Pending indicates that the property record has not yet been completed for the indicated tax year.

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.

08-05-2025 Page 2

⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.