



**Address:** [1116 SUNDERLAND LN](#)  
**City:** FORT WORTH  
**Georeference:** 47286D-1-5  
**Subdivision:** WINCHESTER PARK  
**Neighborhood Code:** 4S360E

**Latitude:** 32.6464777796  
**Longitude:** -97.335388745  
**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 5

**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  
**Site Name:** WINCHESTER PARK-1-5  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,323  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 4,792  
**Land Acres<sup>\*</sup>:** 0.1100  
**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 MARCELL H

**Primary Owner Address:**

1116 SUNDERLAND LN  
FORT WORTH, TX 76134

**Deed Date:** 9/22/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217222130](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STEWART COREY	8/19/2009	<a href="#">D209225566</a>	0000000	0000000
DR HORTON - TEXAS LTD	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	\$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.

+ 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.