



Address: [1176 SUNDERLAND LN](#)
City: FORT WORTH
Georeference: 47286D-1-20
Subdivision: WINCHESTER PARK
Neighborhood Code: 4S360E

Latitude: 32.6447378223
Longitude: -97.336126631
TAD Map: 2048-352
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
20 50% UNDIVIDED INTEREST

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)

Site Number: 40960323
Site Name: WINCHESTER PARK 1 20 50% UNDIVIDED INTEREST
Site Class: A1 - Residential - Single Family
Parcels: 2
Approximate Size⁺⁺⁺: 1,623
Percent Complete: 100%
Land Sqft^{*}: 5,227
Land Acres^{*}: 0.1199
Pool: N

State Code: A
Year Built: 2006
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
SMITH SHIRLEY
Primary Owner Address:
1176 SUNDERLAND LN
FORT WORTH, TX 76134-3731

Deed Date: 1/1/2018
Deed Volume:
Deed Page:
Instrument: [D206339239](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SMITH SHANESE;SMITH SHIRLEY	10/26/2006	D206339239	0000000	0000000
DR HORTON - TEXAS LTD	1/1/2005	0000000000000000	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	\$108,645	\$20,000	\$128,645	\$128,645
2024	\$108,645	\$20,000	\$128,645	\$128,645
2023	\$118,196	\$20,000	\$138,196	\$117,030
2022	\$96,699	\$20,000	\$116,699	\$106,391
2021	\$76,734	\$20,000	\$96,734	\$96,719
2020	\$67,926	\$20,000	\$87,926	\$87,926

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.