



**Address:** [1109 SUNDERLAND LN](#)  
**City:** FORT WORTH  
**Georeference:** 47286D-2-3  
**Subdivision:** WINCHESTER PARK  
**Neighborhood Code:** 4S360E

**Latitude:** 32.6460359527  
**Longitude:** -97.3351205845  
**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 2 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:** 2006  
**Personal Property Account:** N/A  
**Agent:** CHANDLER CROUCH (11730)  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$252,331  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 40960374  
**Site Name:** WINCHESTER PARK-2-3  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size+++:** 1,591  
**Percent Complete:** 100%  
**Land Sqft\*:** 4,792  
**Land Acres\*:** 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:**  
HOLLINS TYRONDA  
**Primary Owner Address:**  
1109 SUNDERLAND LN  
FORT WORTH, TX 76134-3732

**Deed Date:** 7/19/2007  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D207258024](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
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 <sup>+</sup>
2025	\$212,331	\$40,000	\$252,331	\$252,331
2024	\$212,331	\$40,000	\$252,331	\$248,482
2023	\$230,939	\$40,000	\$270,939	\$225,893
2022	\$189,072	\$40,000	\$229,072	\$205,357
2021	\$150,188	\$40,000	\$190,188	\$186,688
2020	\$133,035	\$40,000	\$173,035	\$169,716

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.