

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 40960412

Address: 1122 SUNDERLAND CT

City: FORT WORTH
Georeference: 47286D-2-7

**Subdivision:** WINCHESTER PARK **Neighborhood Code:** 4S360E

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

# PROPERTY DATA

Legal Description: WINCHESTER PARK Block 2 Lot

7

**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: 2009

Personal Property Account: N/A
Agent: CHANDLER CROUCH (11730)
Protest Deadline Date: 5/24/2024

Site Number: 40960412

Latitude: 32.6458117376

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

Longitude: -97.335697776

Site Name: WINCHESTER PARK-2-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,844
Percent Complete: 100%

Land Sqft\*: 6,534 Land Acres\*: 0.1500

Pool: N

+++ Rounded.

### OWNER INFORMATION

Current Owner:
RASPBERRY ANDREA
Primary Owner Address:
1122 SUNDERLAND CT
FORT WORTH, TX 76134-3735

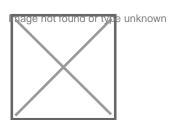
Deed Date: 10/30/2009
Deed Volume: 0000000
Deed Page: 0000000
Instrument: D209290790

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DR HORTON - TEXAS LTD	1/1/2005	00000000000000	0000000	0000000

## **VALUES**

08-14-2025 Page 1

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



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	\$202,000	\$40,000	\$242,000	\$242,000
2024	\$217,447	\$40,000	\$257,447	\$257,447
2023	\$263,775	\$40,000	\$303,775	\$256,001
2022	\$211,368	\$40,000	\$251,368	\$232,728
2021	\$171,571	\$40,000	\$211,571	\$211,571
2020	\$162,801	\$40,000	\$202,801	\$202,801

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

## **EXEMPTIONS / SPECIAL APPRAISAL**

- HOMESTEAD GENERAL 11.13(b)
- HOMESTEAD DISABLED PERSON 11.13 (c)

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.

08-14-2025 Page 2

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