



Address: [1103 SUNDERLAND CT](#)
City: FORT WORTH
Georeference: 47286D-2-13
Subdivision: WINCHESTER PARK
Neighborhood Code: 4S360E

Latitude: 32.6452103151
Longitude: -97.3348338104
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 2 Lot 13

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: 2008

Personal Property Account: N/A

Agent: THE RAY TAX GROUP LLC (01008)

Protest Deadline Date: 5/24/2024

Site Number: 40960471

Site Name: WINCHESTER PARK-2-13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,875

Percent Complete: 100%

Land Sqft^{*}: 7,841

Land Acres^{*}: 0.1800

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:

JOHNSON BRYAN

Primary Owner Address:

1103 SUNDERLAND CT
FORT WORTH, TX 76134

Deed Date: 9/10/2018

Deed Volume:

Deed Page:

Instrument: [D218201702](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VALDEZ AMBER C;VALDEZ RANDALL S	11/12/2015	D215257997		
BILLINGSLEY ANTOINE;BILLINGSLEY JOHN	7/6/2009	D209181515	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 ⁺
2025	\$176,417	\$40,000	\$216,417	\$216,417
2024	\$221,626	\$40,000	\$261,626	\$261,626
2023	\$285,420	\$40,000	\$325,420	\$270,100
2022	\$233,043	\$40,000	\$273,043	\$245,545
2021	\$184,399	\$40,000	\$224,399	\$223,223
2020	\$162,930	\$40,000	\$202,930	\$202,930

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.