



Address: [1161 SUNDERLAND LN](#)
City: FORT WORTH
Georeference: 47286D-2-18
Subdivision: WINCHESTER PARK
Neighborhood Code: 4S360E

Latitude: 32.6452517359
Longitude: -97.3356432439
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 18

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: None

Notice Sent Date: 4/15/2025

Notice Value: \$289,823

Protest Deadline Date: 5/24/2024

Site Number: 40960544
Site Name: WINCHESTER PARK-2-18
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,778
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:

MULLENS LARA ERIN
MULLENS TUCKER

Primary Owner Address:

1161 SUNDERLAND LN
FORT WORTH, TX 76134

Deed Date: 10/30/2018

Deed Volume:

Deed Page:

Instrument: [D218242224](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|------------------------------|------------|----------------------------|-------------|-----------|
| MULLENS TUCKER | 5/12/2016 | D216102836 | | |
| 2014 AMECA TRUST | 9/5/2014 | D215025083 | | |
| NUNEZ FRANCISCO;NUNEZ TERESA | 10/11/2006 | D206333095 | 0000000 | 0000000 |
| NUNEZ FRANCISCO;NUNEZ TERESA | 10/11/2006 | D206333095 | 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 | \$249,823 | \$40,000 | \$289,823 | \$289,823 |
| 2024 | \$249,823 | \$40,000 | \$289,823 | \$286,270 |
| 2023 | \$271,928 | \$40,000 | \$311,928 | \$260,245 |
| 2022 | \$222,154 | \$40,000 | \$262,154 | \$236,586 |
| 2021 | \$175,925 | \$40,000 | \$215,925 | \$215,078 |
| 2020 | \$155,525 | \$40,000 | \$195,525 | \$195,525 |

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.