



Image not found or type unknown

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:

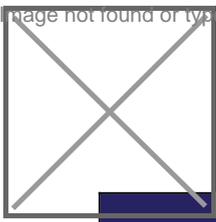
1161 SUNDERLAND LN
FORT WORTH, TX 76134

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	00000000000000	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.