



Address: [14044 SAN CHRISTOVAL PASS](#)
City: FORT WORTH
Georeference: 37880B-62A-2
Subdivision: SENDERA RANCH EAST
Neighborhood Code: 2Z500G

Latitude: 32.9865188025
Longitude: -97.3700595772
TAD Map: 2036-480
MAPSCO: TAR-006J



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SENDERA RANCH EAST Block
62A Lot 2

Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
NORTHWEST ISD (911)

State Code: A
Year Built: 2008
Personal Property Account: N/A
Agent: RYAN LLC (00320R)
Protest Deadline Date: 5/24/2024

Site Number: 41063147
Site Name: SENDERA RANCH EAST-62A-2
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,724
Percent Complete: 100%
Land Sqft^{*}: 5,482
Land Acres^{*}: 0.1258
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:
AMH 2015-1 BORROWER LLC
Primary Owner Address:
23975 PARK SORRENTO STE 300
CALABASAS, CA 91302

Deed Date: 3/6/2015
Deed Volume:
Deed Page:
Instrument: [D215046197](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AMERICAN HOMES 4 RENT PROPERTIES	5/1/2013	D213112012	0000000	0000000
UYKAN ARMAN;UYKAN ROBERT BING	5/23/2008	D208204491	0000000	0000000
TWO SR LP	1/1/2006	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 ⁺
2025	\$170,410	\$65,000	\$235,410	\$235,410
2024	\$193,951	\$65,000	\$258,951	\$258,951
2023	\$252,976	\$55,000	\$307,976	\$307,976
2022	\$214,565	\$40,000	\$254,565	\$254,565
2021	\$156,399	\$40,000	\$196,399	\$196,399
2020	\$156,399	\$40,000	\$196,399	\$196,399

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

There are no exemptions for this property

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.