



**Address:** [14036 SAN CHRISTOVAL PASS](#)  
**City:** FORT WORTH  
**Georeference:** 37880B-62A-4  
**Subdivision:** SENDERA RANCH EAST  
**Neighborhood Code:** ZZ500G

**Latitude:** 32.9862753443  
**Longitude:** -97.3699078085  
**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 4

**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:** 2012

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 41063163

**Site Name:** SENDERA RANCH EAST-62A-4

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,341

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,550

**Land Acres<sup>\*</sup>:** 0.1274

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

PHIPPS TERESA ANN

**Primary Owner Address:**

14036 SAN CHRISTOVAL PASS  
HASLET, TX 76052-5823

**Deed Date:** 1/22/2013

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D213017540](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
D R HORTON TEXAS LTD	8/18/2011	<a href="#">D211200894</a>	0000000	0000000
MERWICK REALTY LP	4/22/2008	<a href="#">D208153195</a>	0000000	0000000
WXHTX LP	4/22/2008	<a href="#">D208153165</a>	0000000	0000000
TWO SR LP	1/1/2006	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 <sup>+</sup>
2025	\$182,650	\$65,000	\$247,650	\$247,650
2024	\$182,650	\$65,000	\$247,650	\$247,650
2023	\$226,927	\$55,000	\$281,927	\$237,409
2022	\$187,445	\$40,000	\$227,445	\$215,826
2021	\$156,205	\$40,000	\$196,205	\$196,205
2020	\$143,545	\$40,000	\$183,545	\$183,438

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.