



Address: [14024 SAN CHRISTOVAL PASS](#)
City: FORT WORTH
Georeference: 37880B-62A-7
Subdivision: SENDERA RANCH EAST
Neighborhood Code: 2Z500G

Latitude: 32.9858790546
Longitude: -97.3696903789
TAD Map: 2036-476
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 7

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: 2011

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 41063201

Site Name: SENDERA RANCH EAST-62A-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,450

Percent Complete: 100%

Land Sqft^{*}: 6,494

Land Acres^{*}: 0.1490

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:

MANEY KINNARD C

Primary Owner Address:

14024 SAN CHRISTONAL PASS
HASLET, TX 76052

Deed Date: 8/31/2021

Deed Volume:

Deed Page:

Instrument: [D221261710](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JUNKIN ERIC;JUNKIN JANELL	5/27/2011	D211128873	0000000	0000000
LENNAR HMS OF TEXAS LAND & CON	5/26/2011	D211128872	0000000	0000000
LENNAR HMS OF TEXAS LAND & CON	2/15/2008	D208058777	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 ⁺
2025	\$190,397	\$65,000	\$255,397	\$255,397
2024	\$190,397	\$65,000	\$255,397	\$255,397
2023	\$236,478	\$55,000	\$291,478	\$258,939
2022	\$195,399	\$40,000	\$235,399	\$235,399
2021	\$162,894	\$40,000	\$202,894	\$195,360
2020	\$137,600	\$40,000	\$177,600	\$177,600

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.