



Address: [14012 SAN CHRISTOVAL PASS](#)
City: FORT WORTH
Georeference: 37880B-62A-10
Subdivision: SENDERA RANCH EAST
Neighborhood Code: 2Z500G

Latitude: 32.9854425156
Longitude: -97.3696784079
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 10

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: 2010

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 41063244

Site Name: SENDERA RANCH EAST-62A-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,968

Percent Complete: 100%

Land Sqft^{*}: 5,556

Land Acres^{*}: 0.1275

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:

CHEN WENJUN

Primary Owner Address:

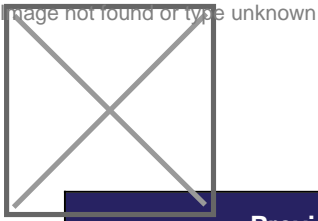
4305 NORTHAVEN RD
DALLAS, TX 75229

Deed Date: 5/4/2018

Deed Volume:

Deed Page:

Instrument: [D218099519](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HERRICK AMEE HERRICK;HERRICK JASON	4/25/2011	D211098880	0000000	0000000
LENNAR HMS OF TEXAS LAND & CON	4/24/2011	D211098879	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	\$224,000	\$65,000	\$289,000	\$289,000
2024	\$250,671	\$65,000	\$315,671	\$315,671
2023	\$295,000	\$55,000	\$350,000	\$350,000
2022	\$257,350	\$40,000	\$297,350	\$297,350
2021	\$213,699	\$40,000	\$253,699	\$253,699
2020	\$196,002	\$40,000	\$236,002	\$236,002

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.