



**Address:** [14041 SAN CHRISTOVAL PASS](#)  
**City:** FORT WORTH  
**Georeference:** 37880B-63-21  
**Subdivision:** SENDERA RANCH EAST  
**Neighborhood Code:** 2Z500G

**Latitude:** 32.9862447229  
**Longitude:** -97.3704966934  
**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  
63 Lot 21

**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:** 2013

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 41063333

**Site Name:** SENDERA RANCH EAST-63-21

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,329

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,872

**Land Acres<sup>\*</sup>:** 0.1348

**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:**

BACCHUS MELINDA ANN

**Primary Owner Address:**

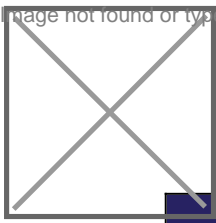
14041 SAN CHRISTOVAL PASS  
HASLET, TX 76052-5824

**Deed Date:** 9/6/2013

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D213238036](#)



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
LENNAR HOMES OF TEXAS	2/15/2008	<a href="#">D208058777</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	\$271,744	\$65,000	\$336,744	\$336,744
2024	\$271,744	\$65,000	\$336,744	\$336,744
2023	\$302,567	\$55,000	\$357,567	\$328,653
2022	\$278,950	\$40,000	\$318,950	\$298,775
2021	\$231,614	\$40,000	\$271,614	\$271,614
2020	\$212,417	\$40,000	\$252,417	\$249,656

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.