

Lot 2

Jurisdictions:

State Code: A Year Built: 2009

Personal Property Account: N/A Agent: None Protest Deadline Date: 5/24/2024

CITY OF FORT WORTH (026)

TARRANT COUNTY (220)

NORTHWEST ISD (911)

+++ Rounded.

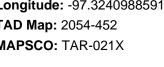
* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner: MANG KHAM MUN LUN CING SAN **Primary Owner Address:**

2417 HORSEBACK TRL FORT WORTH, TX 76177

Latitude: 32.9111211971 Longitude: -97.3240988591 **TAD Map:** 2054-452 MAPSCO: TAR-021X



Tarrant Appraisal D	istrict
Property Information	PDF
(N I I) A A 4 7 4	2000

Account Number: 41178629



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Site Number: 41178629 Site Name: PRESIDIO VILLAGE-16-2 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 2,549 Percent Complete: 100% Land Sqft*: 5,500 Land Acres^{*}: 0.1262 Pool: N

Deed Date: 6/22/2020 **Deed Volume: Deed Page:** Instrument: D220155946

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City: FORT WORTH

Address: 2417 HORSEBACK TR

Subdivision: PRESIDIO VILLAGE Neighborhood Code: 2Z2011

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

Legal Description: PRESIDIO VILLAGE Block 16

TARRANT REGIONAL WATER DISTRICT (223)

Georeference: 32942D-16-2

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PROPERTY DATA



Previous Owners	Date	Instrument	Deed Volume	Deed Page
WOOD BENJAMIN D;WOOD ERIN NICOLE	2/18/2016	D216033375		
VILLAREAL JEFF; VILLAREAL SHELLY	10/28/2009	D209288140	000000	0000000
CENTEX HOMES	1/1/2006	000000000000000000000000000000000000000	000000	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	\$303,003	\$65,000	\$368,003	\$368,003
2024	\$303,003	\$65,000	\$368,003	\$368,003
2023	\$326,508	\$60,000	\$386,508	\$386,508
2022	\$283,634	\$45,000	\$328,634	\$328,634
2021	\$220,532	\$45,000	\$265,532	\$265,532
2020	\$204,124	\$45,000	\$249,124	\$249,124

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.