



Address: [428 RUNNING WATER TR](#)
City: FORT WORTH
Georeference: 1605-20-18
Subdivision: BAR C RANCH
Neighborhood Code: 2N100H

Latitude: 32.8915233578
Longitude: -97.369667862
TAD Map: 2036-444
MAPSCO: TAR-034E



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BAR C RANCH Block 20 Lot 18

Jurisdictions:

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- EAGLE MTN-SAGINAW ISD (918)

State Code: A

Year Built: 2011

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 41233239
Site Name: BAR C RANCH-20-18
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,937
Percent Complete: 100%
Land Sqft^{*}: 7,015
Land Acres^{*}: 0.1610
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:

TAMANG DAL B
LAMA SANGITA K

Primary Owner Address:
428 RUNNING WATER TRL
FORT WORTH, TX 76131

Deed Date: 1/31/2020
Deed Volume:
Deed Page:
Instrument: [D220029263](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SUN HENRY L;SUN KIMRY	5/20/2011	D211120863	0000000	0000000
DR HORTON - TEXAS LTD	11/22/2010	D210291217	0000000	0000000
C L TEXAS LP	1/1/2007	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	\$291,728	\$75,000	\$366,728	\$366,728
2024	\$291,728	\$75,000	\$366,728	\$366,728
2023	\$379,740	\$55,000	\$434,740	\$338,523
2022	\$301,208	\$55,000	\$356,208	\$307,748
2021	\$224,771	\$55,000	\$279,771	\$279,771
2020	\$225,795	\$55,000	\$280,795	\$280,795

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.