



**Address:** [1321 SAND VERBENA WAY](#)  
**City:** FORT WORTH  
**Georeference:** 32942E-13-4  
**Subdivision:** PRESIDIO WEST  
**Neighborhood Code:** 2Z201G

**Latitude:** 32.9152887358  
**Longitude:** -97.3384290117  
**TAD Map:** 2048-452  
**MAPSCO:** TAR-020V



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** PRESIDIO WEST Block 13 Lot 4

**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:** 2008

**Personal Property Account:** N/A

**Agent:** TEXAS PROPERTY TAX REDUCTIONS LLC (00224)

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$545,422

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

**Site Number:** 41262174

**Site Name:** PRESIDIO WEST-13-4

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,478

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,160

**Land Acres<sup>\*</sup>:** 0.1873

**Pool:** Y

<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:**

EDUARDO M HINOJOSA AND YUMI Y HINOJOSA REVOCABLE TRUST

**Primary Owner Address:**

1321 SAND VERBANA WAY  
FORT WORTH, TX 76177

**Deed Date:** 10/11/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219233493](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HINOJOSA EDUARDO M;HINOJOSA YUMI	3/6/2009	<a href="#">D209067082</a>	0000000	0000000
WALL HOMES TEXAS LLC	8/13/2008	<a href="#">D208320428</a>	0000000	0000000
BP 200 FORT WORTH LTD	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 <sup>+</sup>
2025	\$328,597	\$100,000	\$428,597	\$428,597
2024	\$445,422	\$100,000	\$545,422	\$519,317
2023	\$477,967	\$90,000	\$567,967	\$472,106
2022	\$392,710	\$70,000	\$462,710	\$429,187
2021	\$320,569	\$70,000	\$390,569	\$390,170
2020	\$284,700	\$70,000	\$354,700	\$354,700

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.