

**TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)** NORTHWEST ISD (911) State Code: A Year Built: 2014 Personal Property Account: N/A Agent: CHANDLER CROUCH (11730) Notice Sent Date: 4/15/2025 Notice Value: \$312,071 Protest Deadline Date: 5/24/2024

CITY OF FORT WORTH (026)

# Pool: N

+++ Rounded.

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

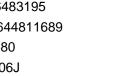
#### **OWNER INFORMATION**

**Current Owner:** THE JOHNSON FAMILY LIVING TRUST **Primary Owner Address:** 

369 GUNSMITH WAY HASLET, TX 76052

Latitude: 32.9906483195 Longitude: -97.3644811689 **TAD Map:** 2036-480 MAPSCO: TAR-006J

Site Number: 41511182



Deed Date: 4/10/2017 **Deed Volume: Deed Page:** Instrument: D217087151

#### **Tarrant Appraisal District** Property Information | PDF Account Number: 41511182

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### Address: 369 GUNSMITH WAY

**City:** FORT WORTH Georeference: 37880B-114-29 Subdivision: SENDERA RANCH EAST Neighborhood Code: 2Z500H

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

Legal Description: SENDERA RANCH EAST Block

## **PROPERTY DATA**

114 Lot 29 Jurisdictions:

> Site Name: SENDERA RANCH EAST-114-29 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 2,051 Percent Complete: 100% Land Sqft\*: 6,098 Land Acres<sup>\*</sup>: 0.1399

	Previous Owners	Date	Instrument	Deed Volume	Deed Page
	JOHNSON ANNETTE; JOHNSON ERNEST	7/31/2014	<u>D214168549</u>		
	LENNAR HOMES OF TEXAS SALES & MARKETING LTD	7/30/2014	<u>D214168578</u>		
	LENNAR HMS OF TEXAS LAND & CON	1/1/2010	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	\$237,071	\$75,000	\$312,071	\$312,071
2024	\$237,071	\$75,000	\$312,071	\$300,806
2023	\$251,193	\$60,000	\$311,193	\$273,460
2022	\$248,745	\$50,000	\$298,745	\$248,600
2021	\$176,000	\$50,000	\$226,000	\$226,000
2020	\$176,000	\$50,000	\$226,000	\$226,000

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)
- DISABLED VET 30 to 49 PCT 11.22

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.