



Address: [449 COPPER RIDGE RD](#)
City: FORT WORTH
Georeference: 37880B-117-26-10
Subdivision: SENDERA RANCH EAST
Neighborhood Code: 2Z500H

Latitude: 32.9915714179
Longitude: -97.3667564497
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
117 Lot 26 BALANCE IN DENTON COUNTY

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
NORTHWEST ISD (911)

State Code: C1

Year Built: 0

Personal Property Account: N/A

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$15,000

Protest Deadline Date: 5/24/2024

Site Number: 41511514

Site Name: SENDERA RANCH EAST-117-26-10

Site Class: C1 - Residential - Vacant Land

Parcels: 1

Approximate Size⁺⁺⁺: 0

Percent Complete: 0%

Land Sqft^{*}: 1,307

Land Acres^{*}: 0.0300

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:

URICH LARRY
URICH BONNIE

Primary Owner Address:

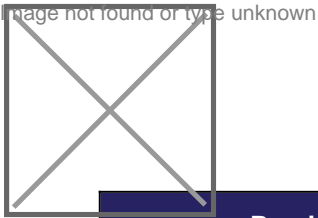
449 COPER RIDGE RD
HASLET, TX 76052-5845

Deed Date: 9/25/2020

Deed Volume:

Deed Page:

Instrument: [D220250335](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MANN JACK R III	2/22/2013	000000000000000	0000000	0000000
LENNAR HMS OF TEXAS LAND & CON	1/1/2010	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	\$0	\$15,000	\$15,000	\$13,310
2024	\$0	\$15,000	\$15,000	\$12,100
2023	\$0	\$12,000	\$12,000	\$11,000
2022	\$0	\$10,000	\$10,000	\$10,000
2021	\$0	\$10,000	\$10,000	\$10,000
2020	\$0	\$10,000	\$10,000	\$10,000

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)

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.