



Address: [1228 WOODBINE CLIFF DR](#)
City: FORT WORTH
Georeference: 41525-A-28
Subdivision: TERRACE LANDING
Neighborhood Code: 2N020A

Latitude: 32.8438945081
Longitude: -97.3853010419
TAD Map: 2030-424
MAPSCO: TAR-047G



Google Map or type unknown

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

PROPERTY DATA

Legal Description: TERRACE LANDING Block A Lot 28

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: 2012

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$359,000

Protest Deadline Date: 5/15/2025

Site Number: 41543157

Site Name: TERRACE LANDING-A-28

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,387

Percent Complete: 100%

Land Sqft^{*}: 6,274

Land Acres^{*}: 0.1440

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:

FENELUS MINOUCHE

Primary Owner Address:

1228 WOODBINE CLIFF DR
FORT WORTH, TX 76179

Deed Date: 12/20/2024

Deed Volume:

Deed Page:

Instrument: CW D225023228

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RICEHOUSE BARBARA	10/7/2016	D216240012		
SELLEY DONNA C;SELLEY JOE C	6/21/2013	D213193071	0000000	0000000
LEE HARMONY P;LEE JASON	8/31/2012	D212218351	0000000	0000000
DR HORTON - TEXAS LTD	1/1/2011	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	\$273,000	\$65,000	\$338,000	\$338,000
2024	\$294,000	\$65,000	\$359,000	\$359,000
2023	\$329,000	\$45,000	\$374,000	\$374,000
2022	\$209,600	\$45,000	\$254,600	\$254,600
2021	\$209,600	\$45,000	\$254,600	\$254,600
2020	\$185,833	\$45,000	\$230,833	\$230,833

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 70 to 99 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.