



Address: [1301 SENITA CACTUS ST](#)
City: FORT WORTH
Georeference: 32942E-11A-9
Subdivision: PRESIDIO WEST
Neighborhood Code: 2Z201G

Latitude: 32.9169114272
Longitude: -97.3394991397
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 11A Lot 9

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: 2013

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 41614593

Site Name: PRESIDIO WEST-11A-9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,836

Percent Complete: 100%

Land Sqft^{*}: 9,570

Land Acres^{*}: 0.2196

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:

CHARLESON LOREE SUE
CHARLESON JARROD MATTHEW

Primary Owner Address:

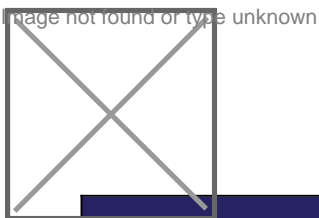
1301 SENITA CACTUS ST
FORT WORTH, TX 76177

Deed Date: 6/7/2021

Deed Volume:

Deed Page:

Instrument: [D221162451](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BJORNHOLM MARK A;BJORNHOLM TORI	9/27/2018	D218219665		
ELLEDGE LANDY;ELLEDGE RUSSELL E	5/31/2013	D213142490	0000000	0000000
FIRST TEXAS HOMES INC	1/1/2012	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	\$470,358	\$100,000	\$570,358	\$570,358
2024	\$470,358	\$100,000	\$570,358	\$570,358
2023	\$506,749	\$90,000	\$596,749	\$535,409
2022	\$416,735	\$70,000	\$486,735	\$486,735
2021	\$313,102	\$70,000	\$383,102	\$383,102
2020	\$290,401	\$70,000	\$360,401	\$360,401

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 100 PCT 11.131 - T&P

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.