



Address: [11421 COBURN HILL PASS](#)
City: FORT WORTH
Georeference: 18412-1-14
Subdivision: HILLS OF WINDRIDGE, THE
Neighborhood Code: 2W300U

Latitude: 32.766206499
Longitude: -97.5249569677
TAD Map: 1988-396
MAPSCO: TAR-057V



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HILLS OF WINDRIDGE, THE
Block 1 Lot 14

Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
WHITE SETTLEMENT ISD (920)

State Code: A
Year Built: 2014
Personal Property Account: N/A
Agent: CHANDLER CROUCH (11730)
Protest Deadline Date: 5/24/2024

Site Number: 41683587
Site Name: HILLS OF WINDRIDGE, THE-1-14
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,976
Percent Complete: 100%
Land Sqft^{*}: 7,200
Land Acres^{*}: 0.1652
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:
LIND NICHOLAS M
HARDEN COURTNEY L
Primary Owner Address:
11421 COBURN HILL PASS
FORT WORTH, TX 76108

Deed Date: 10/24/2022
Deed Volume:
Deed Page:
Instrument: [D222262016](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SERENE SENDERA RANCH LP	10/23/2022	D222241809		
WINDRIDGE A2A DEVLMT ETAL	1/1/2013	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	\$318,614	\$65,000	\$383,614	\$383,614
2024	\$318,614	\$65,000	\$383,614	\$383,614
2023	\$359,171	\$65,000	\$424,171	\$424,171
2022	\$273,090	\$55,000	\$328,090	\$328,090
2021	\$226,370	\$55,000	\$281,370	\$281,370
2020	\$226,370	\$55,000	\$281,370	\$281,370

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.