



**Address:** [11416 COBURN HILL PASS](#)  
**City:** FORT WORTH  
**Georeference:** 18412-1-3R  
**Subdivision:** HILLS OF WINDRIDGE, THE  
**Neighborhood Code:** 2W300U

**Latitude:** 32.7666554793  
**Longitude:** -97.524583381  
**TAD Map:**  
**MAPSCO:** TAR-057U



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 3R PER PLAT D214165385

**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:** O  
**Year Built:** 0  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 41631308  
**Site Name:** HILLS OF WINDRIDGE, THE Block 1 Lot 3R  
**Site Class:** O1 - Residential - Vacant Inventory  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 0  
**Percent Complete:** 0%  
**Land Sqft<sup>\*</sup>:** 7,840  
**Land Acres<sup>\*</sup>:** 0.1800  
**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:**  
LEAD REAL ESTATE DALLAS LLC  
**Primary Owner Address:**  
6635 SANDSHELL BLVD  
FORT WORTH, TX 76137

**Deed Date:** 8/23/2018  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D218188414](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WINDRIDGE A2A DEVLMT ETAL	1/1/2014	0000000000000000	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 <sup>+</sup>
2025	\$0	\$45,500	\$45,500	\$45,500
2024	\$0	\$45,500	\$45,500	\$45,500
2023	\$0	\$45,500	\$45,500	\$45,500
2022	\$0	\$38,500	\$38,500	\$38,500
2021	\$0	\$38,500	\$38,500	\$38,500
2020	\$0	\$38,500	\$38,500	\$38,500

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

There are no exemptions for this property

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.