



Address: [14144 RABBIT BRUSH LN](#)
City: FORT WORTH
Georeference: 37880A-101-9
Subdivision: SENDERA RANCH
Neighborhood Code: 2Z500D

Latitude: 32.9884207084
Longitude: -97.3947378193
TAD Map: 2030-480
MAPSCO: TAR-005K



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SENDERA RANCH Block 101
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: 2016

Personal Property Account: N/A

Agent: THE RAY TAX GROUP LLC (01008)

Protest Deadline Date: 5/24/2024

Site Number: 800014040
Site Name: SENDERA RANCH 101 9
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,860
Percent Complete: 100%
Land Sqft^{*}: 5,532
Land Acres^{*}: 0.1270
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:
NGUYEN FAMILY REVOCABLE LIVING TRUST
Primary Owner Address:
4909 FRIEDMAN LN
FORT WORTH, TX 76244

Deed Date: 3/21/2022
Deed Volume:
Deed Page:
Instrument: [D22074446](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MOORE KATHLEEN WRIGHT	7/7/2020	D220161380		
JUAREZ ANGEL A;JUAREZ LINDSAY M	2/27/2017	D217044759		
DR HORTON - TEXAS LTD	8/2/2016	D216079200		



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	\$166,768	\$70,000	\$236,768	\$236,768
2024	\$218,988	\$70,000	\$288,988	\$288,988
2023	\$282,000	\$60,000	\$342,000	\$342,000
2022	\$219,300	\$50,000	\$269,300	\$253,525
2021	\$180,477	\$50,000	\$230,477	\$230,477
2020	\$170,000	\$50,000	\$220,000	\$220,000

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

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.