



**Address:** [1904 ARROYO VERDE TR](#)  
**City:** FORT WORTH  
**Georeference:** 23623N-2-2  
**Subdivision:** LASATER RANCH - FTW  
**Neighborhood Code:** 2N100E

**Latitude:** 32.8711476016  
**Longitude:** -97.3340124461  
**TAD Map:** 2048-436  
**MAPSCO:** TAR-034V



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** LASATER RANCH - FTW Block  
2 Lot 2

**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:** 2017

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$407,754

**Protest Deadline Date:** 5/24/2024

**Site Number:** 800018316

**Site Name:** LASATER RANCH - FTW 2 2

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,398

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,750

**Land Acres<sup>\*</sup>:** 0.1320

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

ABBOTT JAMES DERRYL  
CERDA LISETTE BLANCO

**Primary Owner Address:**

1904 ARROYO VERDE TRL  
FORT WORTH, TX 76131

**Deed Date:** 11/17/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217270554](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LENNAR HOME OF TEXAS LAND & CONSTRUCTION LTD	1/13/2017	<a href="#">D217009564</a>		

## 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	\$322,754	\$85,000	\$407,754	\$407,754
2024	\$322,754	\$85,000	\$407,754	\$392,361
2023	\$360,225	\$60,000	\$420,225	\$356,692
2022	\$264,265	\$60,000	\$324,265	\$324,265
2021	\$251,538	\$60,000	\$311,538	\$311,538
2020	\$226,992	\$60,000	\$286,992	\$286,992

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.