



Address: [1948 ARROYO VERDE TR](#)
City: FORT WORTH
Georeference: 23623N-2-11
Subdivision: LASATER RANCH - FTW
Neighborhood Code: 2N100E

Latitude: 32.872232619
Longitude: -97.333140462
TAD Map: 2048-436
MAPSCO: TAR-035N



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 11

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: 2018

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 800018325

Site Name: LASATER RANCH - FTW 2 11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,154

Percent Complete: 100%

Land Sqft^{*}: 6,534

Land Acres^{*}: 0.1500

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:

ALVAREZ NICOLE GRANDA

Primary Owner Address:

1948 ARROYO VERDE TRL
FORT WORTH, TX 76131

Deed Date: 5/20/2021

Deed Volume:

Deed Page:

Instrument: [D221145891](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FONSECA MARTHA H	9/5/2018	18776-2009		
FOSTER MARTHA HELENA	6/28/2018	D218146911		
LENNAR HOMES OF TEXAS SALES AND MARKETING LTD	6/27/2018	D218146910		
LENNAR HOME OF TEXAS LAND & CONSTRUCTION LTD	1/13/2017	D217009564		

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	\$354,153	\$85,000	\$439,153	\$439,153
2024	\$354,153	\$85,000	\$439,153	\$439,153
2023	\$427,158	\$60,000	\$487,158	\$423,500
2022	\$325,000	\$60,000	\$385,000	\$385,000
2021	\$292,491	\$60,000	\$352,491	\$352,000
2020	\$260,000	\$60,000	\$320,000	\$320,000

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.