



Address: [1972 ARROYO VERDE TR](#)
City: FORT WORTH
Georeference: 23623N-2-17
Subdivision: LASATER RANCH - FTW
Neighborhood Code: 2N100E

Latitude: 32.8730630475
Longitude: -97.3331310866
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 17

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
Protest Deadline Date: 5/24/2024

Site Number: 800018329
Site Name: LASATER RANCH - FTW 2 17
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,114
Percent Complete: 100%
Land Sqft^{*}: 6,970
Land Acres^{*}: 0.1600
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:
GUAJARDO BELINDA
GUAJARDO RENE
Primary Owner Address:
1972 ARROYO VERDE TRL
FORT WORTH, TX 76131

Deed Date: 11/16/2023
Deed Volume:
Deed Page:
Instrument: [D223205893](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
REYNA JUAN R	10/13/2017	D217242002		
RIVERSIDE HOMEBUILDERS LTD	6/21/2017	D217151503		



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	\$309,658	\$85,000	\$394,658	\$394,658
2024	\$309,658	\$85,000	\$394,658	\$394,658
2023	\$345,525	\$60,000	\$405,525	\$345,047
2022	\$253,679	\$60,000	\$313,679	\$313,679
2021	\$241,497	\$60,000	\$301,497	\$301,497
2020	\$218,005	\$60,000	\$278,005	\$278,005

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)
- DISABLED VET 70 to 99 PCT 11.22
- DISABLED VET 100 PCT 11.131 - T&P

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.