



**Address:** [1401 ABRAMS RD](#)  
**City:** FORT WORTH  
**Georeference:** 34587-10A-23  
**Subdivision:** RIDGEVIEW FARMS  
**Neighborhood Code:** 2N100I

**Latitude:** 32.9007853005  
**Longitude:** -97.3386070536  
**TAD Map:** 2048-448  
**MAPSCO:** TAR-034D



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** RIDGEVIEW FARMS Block 10A  
Lot 23

**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:** 2019

**Personal Property Account:** N/A

**Agent:** THE RAY TAX GROUP LLC (01008)

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

**Site Number:** 800026439  
**Site Name:** RIDGEVIEW FARMS 10A 23  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,072  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,100  
**Land Acres<sup>\*</sup>:** 0.1630  
**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:**

SANCHEZ JOSE MARIA  
SANCHEZ PILAR ARENAS

**Primary Owner Address:**

1401 ABRAMS RD  
FORT WORTH, TX 76131

**Deed Date:** 2/1/2020  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D220027997](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
LENNAR HOMES OF TEXAS SALES AND MARKETING LTD	1/31/2020	<a href="#">D220027996</a>		
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	4/5/2019	<a href="#">D219071133</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	\$230,428	\$80,000	\$310,428	\$310,428
2024	\$289,954	\$80,000	\$369,954	\$369,954
2023	\$365,721	\$55,000	\$420,721	\$382,514
2022	\$304,065	\$55,000	\$359,065	\$347,740
2021	\$261,127	\$55,000	\$316,127	\$316,127
2020	\$256,435	\$55,000	\$311,435	\$311,435

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.