



Address: [1201 KANATA CT](#)
City: FORT WORTH
Georeference: 34587-16-11
Subdivision: RIDGEVIEW FARMS
Neighborhood Code: 2N100I

Latitude: 32.9008233953
Longitude: -97.3414900268
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 16
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: None

Protest Deadline Date: 7/12/2024

Site Number: 800026398
Site Name: RIDGEVIEW FARMS 16 11
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,566
Percent Complete: 100%
Land Sqft^{*}: 10,629
Land Acres^{*}: 0.2440
Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

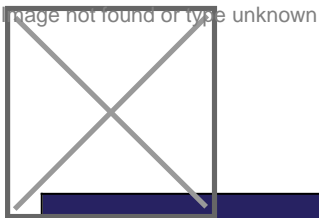
Current Owner:

SPOTWOOD ZOENYTRIA K
BLAIR IZABELL K

Primary Owner Address:

1201 KANATA CT
FORT WORTH, TX 76131

Deed Date: 2/27/2019
Deed Volume:
Deed Page:
Instrument: [D219038872](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
LENNAR HOMES OF TEXAS SALES AND MARKETING LTD	2/26/2019	D219038871		
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	5/4/2018	D218097181		

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	\$289,000	\$80,000	\$369,000	\$369,000
2024	\$289,000	\$80,000	\$369,000	\$369,000
2023	\$360,378	\$55,000	\$415,378	\$372,180
2022	\$283,345	\$55,000	\$338,345	\$338,345
2021	\$247,593	\$55,000	\$302,593	\$302,593
2020	\$220,798	\$55,000	\$275,798	\$275,798

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.