



**Address:** [1209 KANATA CT](#)  
**City:** FORT WORTH  
**Georeference:** 34587-16-13  
**Subdivision:** RIDGEVIEW FARMS  
**Neighborhood Code:** 2N100I

**Latitude:** 32.9009487311  
**Longitude:** -97.3410596295  
**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 13

**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:** 5/24/2024

**Site Number:** 800026403

**Site Name:** RIDGEVIEW FARMS 16 13

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,201

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,489

**Land Acres<sup>\*</sup>:** 0.1260

**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:**

TANG JEFF S

**Primary Owner Address:**

1209 KANATA CT  
FORT WORTH, TX 76131

**Deed Date:** 12/21/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218282350](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LENNAR HOMES OF TEXAS SALES AND MARKETING LTD	12/20/2018	<a href="#">D218282349</a>		
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	5/4/2018	<a href="#">D218097181</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	\$315,000	\$80,000	\$395,000	\$395,000
2024	\$315,000	\$80,000	\$395,000	\$395,000
2023	\$392,000	\$55,000	\$447,000	\$378,730
2022	\$327,599	\$55,000	\$382,599	\$344,300
2021	\$258,000	\$55,000	\$313,000	\$313,000
2020	\$251,349	\$55,000	\$306,349	\$306,349

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.