



Address: [1213 KANATA CT](#)
City: FORT WORTH
Georeference: 34587-16-14
Subdivision: RIDGEVIEW FARMS
Neighborhood Code: 2N100I

Latitude: 32.900947208
Longitude: -97.3408969396
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 14

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: 2020

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 800026401

Site Name: RIDGEVIEW FARMS 16 14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,538

Percent Complete: 100%

Land Sqft^{*}: 5,489

Land Acres^{*}: 0.1260

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:

LASICHANH AMANDA
MARES RICARDO

Primary Owner Address:

1213 KANTANA CT
FORT WORTH, TX 76131

Deed Date: 9/15/2020

Deed Volume:

Deed Page:

Instrument: [D220250527](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
LENNAR HOMES OF TEXAS SALES AND MARKETING LTD	9/14/2020	D220250526		
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	12/5/2018	D218268092		

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	\$217,033	\$80,000	\$297,033	\$297,033
2024	\$217,033	\$80,000	\$297,033	\$297,033
2023	\$248,246	\$55,000	\$303,246	\$274,672
2022	\$196,166	\$55,000	\$251,166	\$249,702
2021	\$172,002	\$55,000	\$227,002	\$227,002
2020	\$0	\$38,500	\$38,500	\$38,500

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.