



**Address:** [1644 VICTORIA DR](#)  
**City:** FORT WORTH  
**Georeference:** 23623N-8-3  
**Subdivision:** LASATER RANCH - FTW  
**Neighborhood Code:** 2N100E

**Latitude:** 32.8739010063  
**Longitude:** -97.3402726062  
**TAD Map:** 2048-436  
**MAPSCO:** TAR-034R



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  
8 Lot 3

**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:** CHANDLER CROUCH (11730)

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$440,000

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

**Site Number:** 800036517

**Site Name:** LASATER RANCH - FTW 8 3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,705

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,750

**Land Acres<sup>\*</sup>:** 0.1320

**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:**

ALLEN BRIAN  
LAWSON MARY ROSELIND

**Primary Owner Address:**

1644 VICTORIA DR  
FORT WORTH, TX 76131

**Deed Date:** 7/28/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220180661](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LENNAR HOMES OF TEXAS SALES AND MARKETING LTD	7/27/2020	<a href="#">D220180660</a>		
LENNAR HOME OF TEXAS LAND & CONSTRUCTION LTD	10/30/2018	<a href="#">D218243554</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	\$355,000	\$85,000	\$440,000	\$440,000
2024	\$355,000	\$85,000	\$440,000	\$429,922
2023	\$387,000	\$60,000	\$447,000	\$390,838
2022	\$295,307	\$60,000	\$355,307	\$355,307
2021	\$264,000	\$60,000	\$324,000	\$324,000
2020	\$0	\$42,000	\$42,000	\$42,000

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.