



Address: [203 ATHENIA DR](#)
City: FORT WORTH
Georeference: 40900--8B
Subdivision: SUNSET RIDGE ADDITION
Neighborhood Code: A4C020D

Latitude: 32.7585356695
Longitude: -97.3977792657
TAD Map: 2030-396
MAPSCO: TAR-061W



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SUNSET RIDGE ADDITION Lot 8B

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CASTLEBERRY ISD (917)

State Code: A

Year Built: 2019

Personal Property Account: N/A

Agent: CANTRELL MCCULLOCH INC (00751)

Protest Deadline Date: 5/24/2024

Site Number: 800039104

Site Name: SUNSET RIDGE ADDITION 8B

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,420

Percent Complete: 100%

Land Sqft^{*}: 3,459

Land Acres^{*}: 0.0794

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:

SHAH ILA SUNIL

Primary Owner Address:

2217 HOBKIRKS HILL
MCKINNEY, TX 75070

Deed Date: 12/30/2019

Deed Volume:

Deed Page:

Instrument: [D219299283](#)

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	\$430,568	\$75,000	\$505,568	\$505,568
2024	\$430,568	\$75,000	\$505,568	\$505,568
2023	\$384,790	\$75,000	\$459,790	\$459,790
2022	\$339,865	\$75,000	\$414,865	\$414,865
2021	\$235,500	\$75,000	\$310,500	\$310,500
2020	\$235,500	\$75,000	\$310,500	\$310,500

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

There are no exemptions for this property

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.