



**Address:** [215 ATHENIA DR](#)  
**City:** FORT WORTH  
**Georeference:** 40900--11B  
**Subdivision:** SUNSET RIDGE ADDITION  
**Neighborhood Code:** A4C020D

**Latitude:** 32.7580922792  
**Longitude:** -97.3977835267  
**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 11B

**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:** 2020

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$417,003

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

**Site Number:** 800040899

**Site Name:** SUNSET RIDGE ADDITION 11B

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

**Parcels:** 1

**Approximate Size** <sup>+++</sup>: 1,614

**Percent Complete:** 100%

**Land Sqft** <sup>\*</sup>: 3,594

**Land Acres** <sup>\*</sup>: 0.0825

**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:**

GUZMAN NICOLAS EDUARDO KLOPP  
MENDEZ CORINA PENALOZA

**Primary Owner Address:**

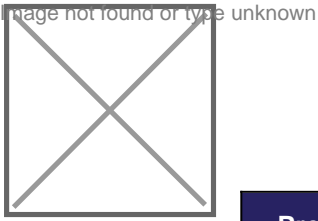
2413 LONGSPUR DR  
ALEDO, TX 76008

**Deed Date:** 3/29/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221085055](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
VILLAGE HOMES LP	9/15/2020	<a href="#">D220233606</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	\$342,003	\$75,000	\$417,003	\$417,003
2024	\$342,003	\$75,000	\$417,003	\$405,600
2023	\$263,000	\$75,000	\$338,000	\$338,000
2022	\$261,431	\$75,000	\$336,431	\$336,431
2021	\$270,731	\$100,000	\$370,731	\$370,731
2020	\$0	\$37,000	\$37,000	\$37,000

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

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.