

Property Information | PDF

Account Number: 42521317

Address: 204 ANVIL DR
City: FORT WORTH

Georeference: 37880B-103-2-10
Subdivision: SENDERA RANCH EAST

Neighborhood Code: 2Z5001

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

Latitude: 32.991472427 Longitude: -97.3610116101 TAD Map: 2042-480 MAPSCO: TAR-006F



## **PROPERTY DATA**

Legal Description: SENDERA RANCH EAST Block

103 Lot 2 BALANCE IN DENTON CO

Jurisdictions:

CITY OF FORT WORTH (026) TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)

NORTHWEST ISD (911)

State Code: A Year Built: 2021

Personal Property Account: N/A

Agent: RESOLUTE PROPERTY TAX SOLUTION (00988)

Notice Sent Date: 4/15/2025 Notice Value: \$246,592

Protest Deadline Date: 5/24/2024

Site Number: 800045009

**Site Name:** SENDERA RANCH EAST 103 2 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,270
Percent Complete: 100%

Land Sqft\*: 3,920 Land Acres\*: 0.0900

Pool: N

+++ Rounded.

## OWNER INFORMATION

Current Owner: Deed Date: 2/21/2024
HAQ NAWSHEEN Deed Volume:

Primary Owner Address:

641 SPRINGLAKE WAY

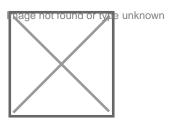
Deed Page:

COPPELL, TX 75019 Instrument: <u>D224029697</u>

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RENNICK JACOB JOHN; RENNICK KAYLA CHERIE	8/2/2021	D221184648		

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



**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	\$194,842	\$51,750	\$246,592	\$246,592
2024	\$194,842	\$51,750	\$246,592	\$246,592
2023	\$239,928	\$41,400	\$281,328	\$281,328
2022	\$195,821	\$34,500	\$230,321	\$230,321
2021	\$0	\$24,150	\$24,150	\$24,150
2020	\$0	\$24,150	\$24,150	\$24,150

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.