



**Address:** [345 NAVIDAD TR](#)  
**City:** FORT WORTH  
**Georeference:** 37880B-115-6  
**Subdivision:** SENDERA RANCH EAST  
**Neighborhood Code:** 2Z500I

**Latitude:** 32.9899049858  
**Longitude:** -97.3641259822  
**TAD Map:** 2036-480  
**MAPSCO:** TAR-006J



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** SENDERA RANCH EAST Block  
115 Lot 6

**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:** 2020  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 800045034  
**Site Name:** SENDERA RANCH EAST 115 6  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,325  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,970  
**Land Acres<sup>\*</sup>:** 0.1600  
**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:**  
CECENAS DAVID FRAIRE  
**Primary Owner Address:**  
345 NAVIDAD TRL  
FORT WORTH, TX 76052

**Deed Date:** 3/13/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221070930](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LENNAR HOMES OF TEXAS SALES AND MARKETING LTD	3/12/2021	<a href="#">D221070929</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	\$198,908	\$75,000	\$273,908	\$273,908
2024	\$198,908	\$75,000	\$273,908	\$273,908
2023	\$245,121	\$60,000	\$305,121	\$274,901
2022	\$199,910	\$50,000	\$249,910	\$249,910
2021	\$55,984	\$50,000	\$105,984	\$105,984
2020	\$0	\$35,000	\$35,000	\$35,000

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.