



Address: [313 ANVIL DR](#)
City: FORT WORTH
Georeference: 37880B-120-17-10
Subdivision: SENDERA RANCH EAST
Neighborhood Code: 2Z500I

Latitude: 32.9914234488
Longitude: -97.3631625517
TAD Map: 2042-480
MAPSCO: TAR-006E



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
120 Lot 17 BALANCE IN DENTON CO

Jurisdictions:	Site Number: 800045096
CITY OF FORT WORTH (026)	Site Name: SENDERA RANCH EAST 120 17 BALANCE IN DENTON CO
TARRANT COUNTY (220)	Site Class: A1 - Residential - Single Family
TARRANT COUNTY HOSPITAL (224)	Parcels: 1
TARRANT COUNTY COLLEGE (225)	Approximate Size⁺⁺⁺: 1,745
NORTHWEST ISD (911)	Percent Complete: 100%
State Code: A	Land Sqft[*]: 6,970
Year Built: 2020	Land Acres[*]: 0.1600
Personal Property Account: N/A	Pool: N
Agent: None	
Protest Deadline Date:	
5/24/2024	

+++ Rounded.

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

OWNER INFORMATION

Current Owner:	Deed Date: 3/8/2023
JOHNSON CODY	Deed Volume:
JOHNSON LAUREN	Deed Page:
Primary Owner Address:	Instrument: D223038049
313 ANVIL DR	
FORT WORTH, TX 76052	

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BLEVINS TAYLOR NICOLE	11/17/2020	D221312255		
LENNAR HOMES OF TEXAS SALES AND MARKETING LTD	11/17/2020	D221312254		

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	\$245,389	\$63,000	\$308,389	\$308,389
2024	\$245,389	\$63,000	\$308,389	\$308,389
2023	\$304,961	\$50,400	\$355,361	\$255,651
2022	\$246,625	\$42,000	\$288,625	\$232,410
2021	\$169,282	\$42,000	\$211,282	\$211,282
2020	\$0	\$29,400	\$29,400	\$29,400

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)
- DISABLED VET 70 to 99 PCT 11.22
- DISABLED VET 100 PCT 11.131 - T&P

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.