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**Address:** [301 ANVIL DR](#)  
**City:** FORT WORTH  
**Georeference:** 37880B-120-20-10  
**Subdivision:** SENDERA RANCH EAST  
**Neighborhood Code:** 2Z500I

**Latitude:** 32.9914504952  
**Longitude:** -97.3625973  
**TAD Map:** 2042-480  
**MAPSCO:** TAR-006E



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

## PROPERTY DATA

**Legal Description:** SENDERA RANCH EAST Block  
120 Lot 20 BALANCE IN DENTON CO

<b>Jurisdictions:</b>	<b>Site Number:</b> 800045102
CITY OF FORT WORTH (026)	<b>Site Name:</b> SENDERA RANCH EAST 120 20 BALANCE IN DENTON CO
TARRANT COUNTY (220)	<b>Site Class:</b> A1 - Residential - Single Family
TARRANT COUNTY HOSPITAL (224)	<b>Parcels:</b> 1
TARRANT COUNTY COLLEGE (225)	<b>Approximate Size<sup>+++</sup>:</b> 1,255
NORTHWEST ISD (911)	<b>Percent Complete:</b> 100%
<b>State Code:</b> A	<b>Land Sqft<sup>*</sup>:</b> 5,227
<b>Year Built:</b> 2020	<b>Land Acres<sup>*</sup>:</b> 0.1200
<b>Personal Property Account:</b> N/A	<b>Pool:</b> N
<b>Agent:</b> None	
<b>Notice Sent Date:</b> 4/15/2025	
<b>Notice Value:</b> \$254,618	
<b>Protest Deadline Date:</b> 5/24/2024	

<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:**  
KHURSHID SAMSON  
KHURSHID JENNIFER  
**Primary Owner Address:**  
301 ANVIL DR  
FORT WORTH, TX 76052

**Deed Date:** 12/4/2020  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221092769](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LENNAR HOMES OF TEXAS SALES AND MARKETING LTD	12/3/2020	<a href="#">D221092768</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	\$192,368	\$62,250	\$254,618	\$254,618
2024	\$192,368	\$62,250	\$254,618	\$235,577
2023	\$236,961	\$49,800	\$286,761	\$214,161
2022	\$193,337	\$41,500	\$234,837	\$194,692
2021	\$135,493	\$41,500	\$176,993	\$176,993
2020	\$0	\$29,050	\$29,050	\$29,050

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.