



**Address:** [141 KOHLMAN CT](#)  
**City:** FORT WORTH  
**Georeference:** 1605-32-45  
**Subdivision:** BAR C RANCH  
**Neighborhood Code:** 2N100Z

**Latitude:** 32.8910790342  
**Longitude:** -97.3638859343  
**TAD Map:** 2036-444  
**MAPSCO:** TAR-034E



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** BAR C RANCH Block 32 Lot 45

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
EAGLE MTN-SAGINAW ISD (918)

**State Code:** A

**Year Built:** 2020

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 800043918  
**Site Name:** BAR C RANCH 32 45  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,108  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 8,276  
**Land Acres<sup>\*</sup>:** 0.1900  
**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:**

RUIZ DAISY  
RUIZ ISRAEL

**Primary Owner Address:**

141 KOHLMAN COURT  
FORT WORTH, TX 76131

**Deed Date:** 9/28/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220250187](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DR HORTON - TEXAS LTD	3/5/2020	<a href="#">D220055381</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	\$240,000	\$75,000	\$315,000	\$315,000
2024	\$259,000	\$75,000	\$334,000	\$334,000
2023	\$307,000	\$55,000	\$362,000	\$312,180
2022	\$255,000	\$55,000	\$310,000	\$283,800
2021	\$203,000	\$55,000	\$258,000	\$258,000
2020	\$0	\$38,500	\$38,500	\$38,500

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.