



**Address:** [112 KOHLMAN CT](#)  
**City:** FORT WORTH  
**Georeference:** 1605-35-12  
**Subdivision:** BAR C RANCH  
**Neighborhood Code:** 2N100Z

**Latitude:** 32.891554482  
**Longitude:** -97.3634012031  
**TAD Map:** 2042-444  
**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 35 Lot 12

**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:** 800043964  
**Site Name:** BAR C RANCH 35 12  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,601  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,500  
**Land Acres<sup>\*</sup>:** 0.1263  
**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:**

SMOTHERMON JODY LYNN

**Primary Owner Address:**

112 KOHLMAN CT  
FORT WORTH, TX 76131

**Deed Date:** 7/30/2020  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D220187146](#)

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	\$214,755	\$75,000	\$289,755	\$289,755
2024	\$214,755	\$75,000	\$289,755	\$289,755
2023	\$255,071	\$55,000	\$310,071	\$265,306
2022	\$218,060	\$55,000	\$273,060	\$241,187
2021	\$164,261	\$55,000	\$219,261	\$219,261
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.