



Address: [7281 MONTOSA TR](#)
City: FORT WORTH
Georeference: 23623N-6-2
Subdivision: LASATER RANCH - FTW
Neighborhood Code: 2N100E

Latitude: 32.8738077851
Longitude: -97.3371883255
TAD Map: 2048-436
MAPSCO: TAR-034R



Google Map or type unknown

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

PROPERTY DATA

Legal Description: LASATER RANCH - FTW Block
6 Lot 2

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

Notice Sent Date: 4/15/2025

Notice Value: \$394,145

Protest Deadline Date: 5/24/2024

Site Number: 800049926

Site Name: LASATER RANCH - FTW 6 2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,046

Percent Complete: 100%

Land Sqft^{*}: 5,750

Land Acres^{*}: 0.1320

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

SHRESTHA BINOD KUMAR
SHRESTHA URMILA

Primary Owner Address:

7281 MONTOSA TRL
FORT WORTH, TX 76131

Deed Date: 10/31/2020

Deed Volume:

Deed Page:

Instrument: [D220286382](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RIVERSIDE HOMEBUILDERS LTD	10/30/2020	D220286381		

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	\$309,145	\$85,000	\$394,145	\$394,145
2024	\$309,145	\$85,000	\$394,145	\$379,361
2023	\$344,780	\$60,000	\$404,780	\$344,874
2022	\$253,522	\$60,000	\$313,522	\$313,522
2021	\$241,419	\$60,000	\$301,419	\$301,419
2020	\$0	\$42,000	\$42,000	\$42,000

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.