



Address: [7269 MONTOSA DR](#)
City: FORT WORTH
Georeference: 23623N-6-5
Subdivision: LASATER RANCH - FTW
Neighborhood Code: 2N100E

Latitude: 32.8733956787
Longitude: -97.3371933047
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 5

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: \$445,227

Protest Deadline Date: 5/24/2024

Site Number: 800049942

Site Name: LASATER RANCH - FTW 6 5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,700

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:

SANDERS JOSHUA
SANDERS RACHAEL

Primary Owner Address:

7269 MONTOSA TRL
FORT WORTH, TX 76131

Deed Date: 10/21/2020

Deed Volume:

Deed Page:

Instrument: [D220273583](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RIVERSIDE HOMEBUILDERS LTD	3/19/2020	D220073124		

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	\$360,227	\$85,000	\$445,227	\$445,227
2024	\$360,227	\$85,000	\$445,227	\$429,321
2023	\$402,119	\$60,000	\$462,119	\$390,292
2022	\$294,811	\$60,000	\$354,811	\$354,811
2021	\$280,572	\$60,000	\$340,572	\$340,572
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.