



Address: [7261 MONTOSA TR](#)
City: FORT WORTH
Georeference: 23623N-6-7
Subdivision: LASATER RANCH - FTW
Neighborhood Code: 2N100E

Latitude: 32.8731044816
Longitude: -97.3371977478
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 7

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: CHANDLER CROUCH (11730)
Protest Deadline Date: 5/24/2024

Site Number: 800049947
Site Name: LASATER RANCH - FTW 6 7
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,864
Percent Complete: 100%
Land Sqft^{*}: 7,405
Land Acres^{*}: 0.1700
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:
PHAN VINH NGOC
LE MAI
Primary Owner Address:
7261 MONTOSA TRL
FORT WORTH, TX 76131

Deed Date: 8/24/2023
Deed Volume:
Deed Page:
Instrument: [D223153775](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SOLARES ARNULFO EDUARDO	4/20/2021	D221111472		
RIVERSIDE HOMEBUILDERS LTD	11/19/2020	D220303764		



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	\$287,500	\$85,000	\$372,500	\$372,500
2024	\$287,500	\$85,000	\$372,500	\$372,500
2023	\$329,286	\$60,000	\$389,286	\$332,214
2022	\$242,013	\$60,000	\$302,013	\$302,013
2021	\$92,175	\$60,000	\$152,175	\$152,175
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.