



Address: [7276 MONTOSA TR](#)
City: FORT WORTH
Georeference: 23623N-12-20
Subdivision: LASATER RANCH - FTW
Neighborhood Code: 2N100E

Latitude: 32.8736392444
Longitude: -97.3366495061
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
12 Lot 20

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: OCONNOR & ASSOCIATES (00436)

Protest Deadline Date: 5/15/2025

Site Number: 800049980
Site Name: LASATER RANCH - FTW 12 20
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,865
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:
CARSON MARK WAYNE
Primary Owner Address:
7276 MONTOSA TRL
FORT WORTH, TX 76131

Deed Date: 1/8/2021
Deed Volume:
Deed Page:
Instrument: [D221008578](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RIVERSIDE HOMEBUILDERS LTD	9/16/2020	D220247248		

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	\$260,139	\$85,000	\$345,139	\$345,139
2024	\$277,435	\$85,000	\$362,435	\$362,435
2023	\$322,000	\$60,000	\$382,000	\$333,300
2022	\$243,000	\$60,000	\$303,000	\$303,000
2021	\$231,734	\$60,000	\$291,734	\$291,734
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.