



Address: [7284 MONTOSA TR](#)
City: FORT WORTH
Georeference: 23623N-12-22
Subdivision: LASATER RANCH - FTW
Neighborhood Code: 2N100E

Latitude: 32.8739412075
Longitude: -97.336649907
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 22

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: GILL DENSON & COMPANY LLC (12107)

Notice Sent Date: 4/15/2025

Notice Value: \$360,000

Protest Deadline Date: 5/24/2024

Site Number: 800049981

Site Name: LASATER RANCH - FTW 12 22

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,901

Percent Complete: 100%

Land Sqft^{*}: 8,276

Land Acres^{*}: 0.1900

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:

PHAM QUYEN HOAI THI
DOAN MANH VAN

Primary Owner Address:

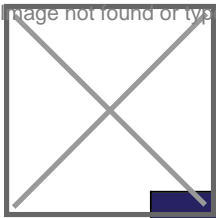
7284 MONTOSA TR
FORT WORTH, TX 76131

Deed Date: 1/13/2025

Deed Volume:

Deed Page:

Instrument: [D225006526](#)



| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|----------------------------|------------|----------------------------|-------------|-----------|
| HOANG DANNY | 5/21/2021 | D221147739 | | |
| 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 | \$275,000 | \$85,000 | \$360,000 | \$360,000 |
| 2024 | \$275,000 | \$85,000 | \$360,000 | \$360,000 |
| 2023 | \$259,227 | \$60,000 | \$319,227 | \$319,227 |
| 2022 | \$185,678 | \$60,000 | \$245,678 | \$245,678 |
| 2021 | \$62,623 | \$60,000 | \$122,623 | \$122,623 |
| 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

There are no exemptions for this property

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.