



Address: [7316 MONTOSA TR](#)
City: FORT WORTH
Georeference: 23623N-12-36
Subdivision: LASATER RANCH - FTW
Neighborhood Code: 2N100E

Latitude: 32.8748275542
Longitude: -97.3366217711
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 36

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)

Site Number: 800050001
Site Name: LASATER RANCH - FTW 12 36
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,033
Percent Complete: 100%
Land Sqft^{*}: 6,600
Land Acres^{*}: 0.1515
Pool: N

State Code: A

Year Built: 2020

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$393,313

Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

REY PETER
GONZALES APRIL NICOLE

Primary Owner Address:

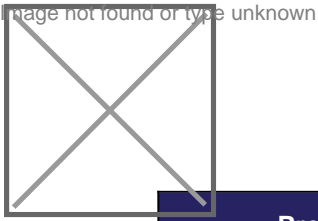
7316 MONTOSA TR
FORT WORTH, TX 76131

Deed Date: 12/22/2020

Deed Volume:

Deed Page:

Instrument: [D220339891](#)



| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|----------------------------|-----------|----------------------------|-------------|-----------|
| RIVERSIDE HOMEBUILDERS LTD | 7/24/2020 | D220200165 | | |

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 | \$308,313 | \$85,000 | \$393,313 | \$393,313 |
| 2024 | \$308,313 | \$85,000 | \$393,313 | \$378,550 |
| 2023 | \$343,847 | \$60,000 | \$403,847 | \$344,136 |
| 2022 | \$252,851 | \$60,000 | \$312,851 | \$312,851 |
| 2021 | \$240,781 | \$60,000 | \$300,781 | \$300,781 |
| 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.