

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 42631422

Address: 840 LEMONGRASS CT

City: FORT WORTH

Georeference: 34587-20-19

**Subdivision:** RIDGEVIEW FARMS

Neighborhood Code: 2N1001

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This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

Legal Description: RIDGEVIEW FARMS Block 20

Lot 19 PLAT D220042010

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: 2021

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 800052420

Latitude: 32.9030421312

**TAD Map:** 2042-448 **MAPSCO:** TAR-034C

Longitude: -97.3473094874

**Site Name:** RIDGEVIEW FARMS 20 19 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,059
Percent Complete: 100%

Land Sqft\*: 8,276 Land Acres\*: 0.1900

Pool: N

+++ Rounded.

## OWNER INFORMATION

**Current Owner:** 

SUNWAR HEM Deed Date: 6/11/2021

KARKI MAYA CHANDRA

Primary Owner Address:

840 LEMONGRASS CT

Deed Volume:

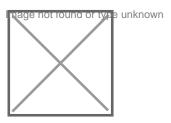
Deed Page:

FORT WORTH, TX 76131 Instrument: <u>D221170158</u>

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PULTE HOMES OF TEXAS LP	1/7/2021	D221009378		

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



**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	\$284,595	\$80,000	\$364,595	\$364,595
2024	\$284,595	\$80,000	\$364,595	\$364,595
2023	\$326,064	\$55,000	\$381,064	\$343,027
2022	\$256,843	\$55,000	\$311,843	\$311,843
2021	\$0	\$38,500	\$38,500	\$38,500
0	\$0	\$0	\$0	\$0

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.