



Tarrant Appraisal District Property Information | PDF Account Number: 42632739

Address: <u>449 RAYNER AVE</u>

City: FORT WORTH Georeference: 1800-3-8 Subdivision: BASSETT ADDITION Neighborhood Code: A4D010D

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

PROPERTY DATA

Legal Description: BASSETT ADDITION Block 3 Lot 8 Jurisdictions: CITY OF FORT WORTH (026) **TARRANT COUNTY (220) TARRANT REGIONAL WATER DISTRICT (223) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)** FORT WORTH ISD (905) State Code: A Year Built: 2021 Personal Property Account: N/A Agent: None Notice Sent Date: 4/15/2025 Notice Value: \$458.000 Protest Deadline Date: 5/24/2024

Latitude: 32.7615430963 Longitude: -97.3097589941 TAD Map: 2054-396 MAPSCO: TAR-063Y



Site Number: 800053134 Site Name: BASSETT ADDITION 3 8 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 1,823 Percent Complete: 100% Land Sqft^{*}: 871 Land Acres^{*}: 0.0200 Pool: N

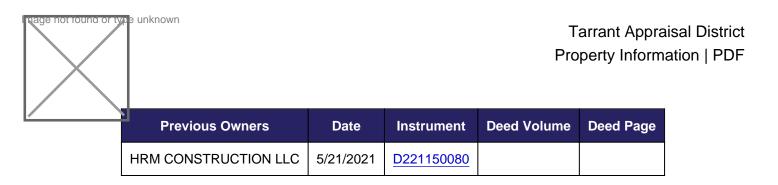
+++ Rounded.

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

OWNER INFORMATION

Current Owner: FATA CHRISTINE DANIELLE VILLASENOR MENDOZA CHRISTIAN J

Primary Owner Address: 449 S RAYNER ST FORT WORTH, TX 76111 Deed Date: 4/10/2024 Deed Volume: Deed Page: Instrument: D224064041



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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised
2025	\$368,000	\$90,000	\$458,000	\$458,000
2024	\$368,000	\$90,000	\$458,000	\$458,000
2023	\$421,900	\$90,000	\$511,900	\$511,900
2022	\$45,534	\$90,000	\$135,534	\$135,534
2021	\$0	\$63,000	\$63,000	\$63,000
0	\$0	\$0	\$0	\$0

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.