



Address: [449 RAYNER AVE](#)
City: FORT WORTH
Georeference: 1800-3-8
Subdivision: BASSETT ADDITION
Neighborhood Code: A4D010D

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



Google Map or type unknown

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

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](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|----------------------|-----------|----------------------------|-------------|-----------|
| HRM CONSTRUCTION LLC | 5/21/2021 | D221150080 | | |

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 | \$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.