



Latitude:

Longitude:

TAD Map: 2072-348

MAPSCO:

**City:** FORT WORTH

**Georeference:** 32000A-1-12

**Subdivision:** PECAN MEADOWS - FORT WORTH

**Neighborhood Code:** 1E050F

## PROPERTY DATA

**Legal Description:** PECAN MEADOWS - FORT WORTH Block 1 Lot 12

### Jurisdictions:

CITY OF FORT WORTH (026)

TARRANT COUNTY (220)

TARRANT REGIONAL WATER DISTRICT (223)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

EVERMAN ISD (904)

**Site Number:** 800099813

**Site Name:** PECAN MEADOWS - FORT WORTH Block 1 Lot 12

**Site Class:** O1 - Residential - Vacant Inventory

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 0

**Percent Complete:** 0%

**Land Sqft<sup>\*</sup>:** 5,489

**Land Acres<sup>\*</sup>:** 0.1260

**Pool:** N

**State Code:** O

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$26,896

**Protest Deadline Date:** 5/15/2025

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

### Current Owner:

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD

### Primary Owner Address:

1231 GREENWAY DR 800

IRVING, TX 75038

**Deed Date:** 4/16/2025

**Deed Volume:**

**Deed Page:**

**Instrument:** [D225071851](#)

## 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 <sup>+</sup>
2025	\$0	\$26,896	\$26,896	\$26,896
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.