

## LOCATION

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**Address:** [2424 ECHO POINT DR](#)

**City:** FORT WORTH

**Georeference:** 40728-8-45

**Subdivision:** SUNDANCE SPRINGS ADDITION

**Neighborhood Code:** 4S350A

**Latitude:** 32.6326478631

**Longitude:** -97.3558449571

**TAD Map:** 2042-348

**MAPSCO:** TAR-104K



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** SUNDANCE SPRINGS  
ADDITION Block 8 Lot 45

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CROWLEY ISD (912)

**State Code:** A

**Year Built:** 2005

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 40788164

**Site Name:** SUNDANCE SPRINGS ADDITION-8-45

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,018

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,250

**Land Acres<sup>\*</sup>:** 0.1205

**Pool:** N

+++ Rounded.

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

## OWNER INFORMATION

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**Current Owner:**

SFR JV-2 2023-1 BORROWER LLC

**Primary Owner Address:**

15771 RED HILL AVE STE 100  
TUSTIN, CA 92780

**Deed Date:** 7/11/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223123183](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SFR JV-2 PROPERTY LLC	9/2/2022	<a href="#">D222221937</a>		
DENISE SMITH CODY REVOCABLE TRUST	5/21/2021	<a href="#">D221160192</a>		
CODY DENISE;CODY MARTIN	5/9/2006	<a href="#">D206152418</a>	0000000	0000000
GOODMAN FAMILY OF BUILDERS LP	6/24/2005	<a href="#">D205185461</a>	0000000	0000000
SUNDANCE SPRINGS LTD	1/1/2005	000000000000000	0000000	0000000

## 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	\$0	\$0	\$0
2024	\$236,107	\$40,000	\$276,107	\$276,107
2023	\$198,233	\$40,000	\$238,233	\$238,233
2022	\$164,936	\$40,000	\$204,936	\$204,936
2021	\$140,000	\$40,000	\$180,000	\$180,000
2020	\$129,000	\$40,000	\$169,000	\$169,000

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

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.