



## LOCATION

**Address:** [401 FALLING STAR DR](#)  
**City:** FORT WORTH  
**Georeference:** 37880B-137-20  
**Subdivision:** SENDERA RANCH EAST  
**Neighborhood Code:** 2Z500I

**Latitude:** 32.9881318853  
**Longitude:** -97.3649766183  
**TAD Map:** 2036-480  
**MAPSCO:** TAR-006J



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SENDERA RANCH EAST Block  
137 Lot 20

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
NORTHWEST ISD (911)

**State Code:** A

**Year Built:** 2019

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 800037235  
**Site Name:** SENDERA RANCH EAST 137 20  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,515  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,750  
**Land Acres<sup>\*</sup>:** 0.1320  
**Pool:** N

<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:**

MCH SFR PROPERTY OWNER 4 LLC

**Primary Owner Address:**

14355 COMMERCE WAY  
MIAMI LAKES, FL 33016

**Deed Date:** 5/9/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222124652](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RANGLES SAMUEL CHRISTOPHER	11/1/2019	<a href="#">D219259058</a>		
LENNAR HOMES OF TEXAS SALES AND MARKETING LTD	10/31/2019	<a href="#">D219259057</a>		

## VALUES

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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	\$185,037	\$75,000	\$260,037	\$260,037
2023	\$263,765	\$60,000	\$323,765	\$323,765
2022	\$215,011	\$50,000	\$265,011	\$265,011
2021	\$150,361	\$50,000	\$200,361	\$200,361
2020	\$150,738	\$50,000	\$200,738	\$200,738

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

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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.