

# Tarrant Appraisal District Property Information | PDF Account Number: 02038560

#### Address: 4363 SAHARA PL

City: FORT WORTH Georeference: 30690-3-19 Subdivision: OAKRIDGE TERRACE Neighborhood Code: 1H080L Latitude: 32.6826345183 Longitude: -97.3093757739 TAD Map: 2054-368 MAPSCO: TAR-091L





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

### PROPERTY DATA

Legal Description: OAKRIDGE TERRACE Block 3 Lot 19

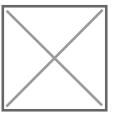
#### Jurisdictions:

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: 1962 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025

Site Number: 02038560 Site Name: OAKRIDGE TERRACE-3-19 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 1,164 Percent Complete: 100% Land Sqft<sup>\*</sup>: 8,704 Land Acres<sup>\*</sup>: 0.1998 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:

OASIS HOMEBUYERS SERIES LLC PS 3

# Primary Owner Address:

916 WARWICK ST BEDFORD, TX 76022 Deed Date: 1/29/2025 Deed Volume: Deed Page: Instrument: D225015247

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HAWTHORNE DAPHONIE	10/22/2024	D225015246		
HAWTHORNE ANTHONY;HAWTHORNE DAPHONIE	7/28/2023	D225015245		
HAWTHORNE RUTH A	1/3/2017	142-17-003911		
HAWTHORNE LEONARD EST	12/31/1900	000000000000000000000000000000000000000	000000	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*
2025	\$0	\$0	\$0	\$0
2024	\$102,976	\$26,112	\$129,088	\$95,316
2023	\$102,153	\$26,112	\$128,265	\$86,651
2022	\$74,560	\$13,000	\$87,560	\$78,774
2021	\$58,613	\$13,000	\$71,613	\$71,613
2020	\$59,792	\$13,000	\$72,792	\$66,612

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**

• HOMESTEAD GENERAL 11.13(b)



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.