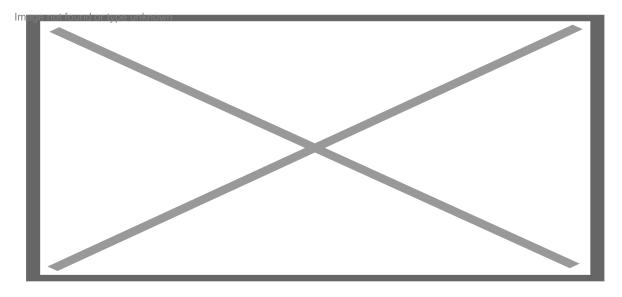


# Tarrant Appraisal District Property Information | PDF Account Number: 02039567

### Address: 4612 RICHARDS TERR

City: FORT WORTH Georeference: 30690-6-17 Subdivision: OAKRIDGE TERRACE Neighborhood Code: 1H080L Latitude: 32.679879288 Longitude: -97.3134188102 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 6 Lot 17

#### 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: 1968 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025

Site Number: 02039567 Site Name: OAKRIDGE TERRACE-6-17 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 1,408 Percent Complete: 100% Land Sqft<sup>\*</sup>: 8,120 Land Acres<sup>\*</sup>: 0.1864 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: HERNANDEZ AMAIRANI

Primary Owner Address: 113 WAYNELL ST WHITE SETTLEMENT, TX 76108 Deed Date: 2/21/2024 Deed Volume: Deed Page: Instrument: D224029467

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HERNANDES ARACELI;HERNANDES RUBEN	3/28/2011	D211073008	0000000	0000000
BERGQUIST ROSEMARIE	12/28/1993	000000000000000000000000000000000000000	0000000	0000000
BERGQUIST ROSEMARIE;BERGQUIST STEWART	5/17/1985	00081850000179	0008185	0000179
JOSEPH GRAY III	12/31/1900	000000000000000	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$131,529	\$24,360	\$155,889	\$155,889
2023	\$130,178	\$24,360	\$154,538	\$154,538
2022	\$94,930	\$13,000	\$107,930	\$107,930
2021	\$74,570	\$13,000	\$87,570	\$87,570
2020	\$75,909	\$13,000	\$88,909	\$88,909

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.