



Address: [4712 FOREST HILL CIR](#)
City: FOREST HILL
Georeference: 42450-2-4
Subdivision: TRAILWOOD ADDITION SECTION 2
Neighborhood Code: 1H060D

Latitude: 32.659921083
Longitude: -97.2535261935
TAD Map: 2072-360
MAPSCO: TAR-093W



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

PROPERTY DATA

Legal Description: TRAILWOOD ADDITION
SECTION 2 Block 2 Lot 4

Jurisdictions:
CITY OF FOREST HILL (010)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: A
Year Built: 1970
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/15/2025

Site Number: 03165167
Site Name: TRAILWOOD ADDITION SECTION 2-2-4
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,218
Percent Complete: 100%
Land Sqft^{*}: 8,623
Land Acres^{*}: 0.1979
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:
HOLGUIN JOSHUA NOEL
Primary Owner Address:
4712 FOREST HILL CIR
FORT WORTH, TX 76140

Deed Date: 6/9/2023
Deed Volume:
Deed Page:
Instrument: [D223105095](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BOUNDS HENNESSEY	7/12/2017	D217159605		
BROWN PATSY RUTH EST	11/11/1983	000000000000000	0000000	0000000
MALONE PATSY RUTH	12/31/1900	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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$191,131	\$25,869	\$217,000	\$217,000
2023	\$173,351	\$25,869	\$199,220	\$158,336
2022	\$172,954	\$10,000	\$182,954	\$143,942
2021	\$131,596	\$10,000	\$141,596	\$130,856
2020	\$108,960	\$10,000	\$118,960	\$118,960

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.