



Address: [4513 CHRIS DR](#)
City: FORT WORTH
Georeference: 44732H-1-31
Subdivision: VISTA MEADOWS ADDITION
Neighborhood Code: 3K300Y

Latitude: 32.9231474619
Longitude: -97.2886304129
TAD Map: 2060-456
MAPSCO: TAR-022N



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

PROPERTY DATA

Legal Description: VISTA MEADOWS ADDITION
Block 1 Lot 31

Jurisdictions:

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- KELLER ISD (907)

State Code: A

Year Built: 2002

Personal Property Account: N/A

Agent: RYAN LLC (00320R)

Protest Deadline Date: 5/15/2025

Site Number: 07763689

Site Name: VISTA MEADOWS ADDITION-1-31

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,610

Percent Complete: 100%

Land Sqft^{*}: 5,662

Land Acres^{*}: 0.1299

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:
AMERICAN RESIDENTIAL LEASING COMPANY LLC
Primary Owner Address:
23975 PARK SORRENTO STE 300
CALABASAS, CA 91302

Deed Date: 12/4/2014
Deed Volume:
Deed Page:
Instrument: [D214264342](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GATES REBECCA L;GATES TRAVIS	2/14/2011	D211043243	0000000	0000000
GATES REBECCA GATES;GATES TRAVIS	12/3/2008	D209079709	0000000	0000000
GATES REBECCA;GATES TRAVIS	6/15/2006	D206182912	0000000	0000000
STAR MARISSA;STAR YUI	11/26/2002	00161890000137	0016189	0000137
ASHTON DALLAS RESIDENTIAL LLC	9/26/2001	00151620000074	0015162	0000074
PULTE HOME CORP OF TEXAS	1/1/2001	00000000000000	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	\$313,920	\$65,000	\$378,920	\$378,920
2023	\$323,872	\$65,000	\$388,872	\$388,872
2022	\$183,266	\$55,000	\$238,266	\$238,266
2021	\$183,266	\$55,000	\$238,266	\$238,266
2020	\$178,435	\$55,000	\$233,435	\$233,435

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.