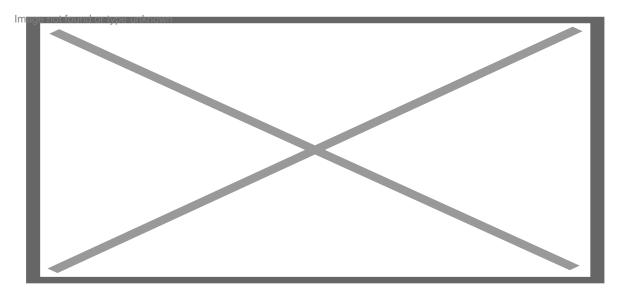


# Tarrant Appraisal District Property Information | PDF Account Number: 07763700

### Address: 4505 CHRIS DR

City: FORT WORTH Georeference: 44732H-1-33 Subdivision: VISTA MEADOWS ADDITION Neighborhood Code: 3K300Y Latitude: 32.9231268205 Longitude: -97.2889588787 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 33

#### 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: 2005 Personal Property Account: N/A Agent: CHANDLER CROUCH (11730) Protest Deadline Date: 5/15/2025

Site Number: 07763700 Site Name: VISTA MEADOWS ADDITION-1-33 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 2,031 Percent Complete: 100% Land Sqft<sup>\*</sup>: 4,791 Land Acres<sup>\*</sup>: 0.1099 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: SARTELL RYAN SARTELL NATALIE Primary Owner Address:

4505 CHRIS DR FORT WORTH, TX 76244-5826 Deed Date: 12/29/2009 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D209337177

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LEWANDOWSKI RON	10/13/2005	D205346504	000000	0000000
KRAFT JOHN L	7/19/2005	D205216054	000000	0000000
ASHTON DALLAS RESIDENTIAL LLC	9/26/2001	00151620000074	0015162	0000074
PULTE HOME CORP OF TEXAS	1/1/2001	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	\$247,820	\$65,000	\$312,820	\$312,820
2023	\$280,501	\$65,000	\$345,501	\$289,446
2022	\$247,402	\$55,000	\$302,402	\$263,133
2021	\$184,212	\$55,000	\$239,212	\$239,212
2020	\$173,079	\$55,000	\$228,079	\$228,079

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.