

Tarrant Appraisal District

Property Information | PDF Account Number: 07962770

Address: 4553 HICKORY MEADOWS LN

City: FORT WORTH

Georeference: 44732H-2-21

Subdivision: VISTA MEADOWS ADDITION

Neighborhood Code: 3K300Y

**Latitude:** 32.9216269402 **Longitude:** -97.2877129732

**TAD Map:** 2060-456 **MAPSCO:** TAR-022T





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

## PROPERTY DATA

Legal Description: VISTA MEADOWS ADDITION

Block 2 Lot 21

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: 07962770** 

**Site Name:** VISTA MEADOWS ADDITION-2-21 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,516
Percent Complete: 100%

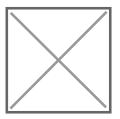
Land Sqft\*: 6,098 Land Acres\*: 0.1399

Pool: N

+++ Rounded

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



## **OWNER INFORMATION**

Current Owner: SHV HOMES 3 LLC

**Primary Owner Address:** 

PO BOX 464

ELMSFORD, NY 10523

Deed Date: 8/16/2022

Deed Volume: Deed Page:

Instrument: D222210266

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LIN WEIMING	10/21/2016	D216249065		
VLASSIS DONNA L	11/24/2004	D204377048	0000000	0000000
STRITIMATTER WENDY D	2/14/2003	00164280000507	0016428	0000507
ASHTON DALLAS RESIDENTIAL LLC	9/16/2002	00160020000074	0016002	0000074
PULTE HOMES OF TEXAS LP	1/1/2002	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	\$297,301	\$65,000	\$362,301	\$362,301
2023	\$316,369	\$65,000	\$381,369	\$381,369
2022	\$269,527	\$55,000	\$324,527	\$324,527
2021	\$203,261	\$55,000	\$258,261	\$258,261
2020	\$195,891	\$55,000	\$250,891	\$250,891

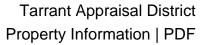
Pending indicates that the property record has not yet been completed for the indicated tax year.

## **EXEMPTIONS / SPECIAL APPRAISAL**

There are no exemptions for this property

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.



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.

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