



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.

^{*} 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.

+ 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.