

## LOCATION

---

**Address:** [4004 CARLSBAD WAY](#)  
**City:** FORT WORTH  
**Georeference:** 817H-15-12  
**Subdivision:** ARCADIA PARK ADDITION  
**Neighborhood Code:** 3K400N

**Latitude:** 32.8979760061  
**Longitude:** -97.3023325322  
**TAD Map:** 2060-444  
**MAPSCO:** TAR-035D



Google Map or type unknown

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

## PROPERTY DATA

---

**Legal Description:** ARCADIA PARK ADDITION  
Block 15 Lot 12

**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:** 2004

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 40134075  
**Site Name:** ARCADIA PARK ADDITION-15-12  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,519  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,050  
**Land Acres<sup>\*</sup>:** 0.1388  
**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:**

FRANK & AMY CAPOVILLA FAMILY TRUST

**Primary Owner Address:**

2213 PATTERSON WAY  
SOUTHLAKE, TX 76092

**Deed Date:** 10/28/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222262081](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CAPOVILLA FRANK	7/13/2021	<a href="#">D221203512</a>		
LOW JOHN-LOKE J	4/24/2009	<a href="#">D209113014</a>	0000000	0000000
SECRETARY OF HUD	4/10/2008	<a href="#">D208182008</a>	0000000	0000000
WELLS FARGO BANK N A	4/1/2008	<a href="#">D208123610</a>	0000000	0000000
COOPER ERIC D;COOPER LATASHA	8/20/2004	<a href="#">D204270507</a>	0000000	0000000
FIRST MORTGAGE OF AMERICA LTD	1/30/2004	<a href="#">D204042610</a>	0000000	0000000
KB ARCADIA DEVELOPMENT LTD	1/1/2002	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$289,340	\$55,000	\$344,340	\$344,340
2023	\$317,100	\$55,000	\$372,100	\$372,100
2022	\$267,000	\$45,000	\$312,000	\$312,000
2021	\$184,476	\$45,000	\$229,476	\$229,476
2020	\$184,476	\$45,000	\$229,476	\$229,476

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.