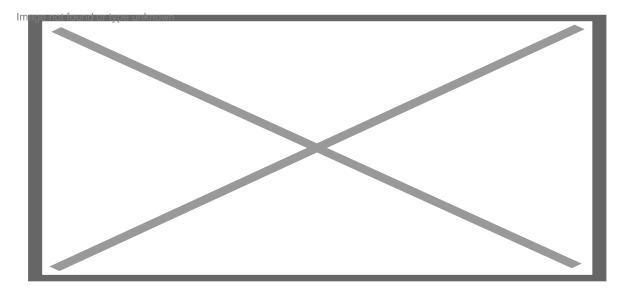


Tarrant Appraisal District Property Information | PDF Account Number: 40152081

Address: <u>4557 RANCHO BLANCA CT</u> City: TARRANT COUNTY Georeference: 23036-1-8 Subdivision: LA CANTERA Neighborhood Code: 2Y100T

Latitude: 32.8218587769 Longitude: -97.5095188285 TAD Map: 1994-420 MAPSCO: TAR-044N





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

PROPERTY DATA

Legal Description: LA CANTERA Block 1 Lot 8 Jurisdictions:

TARRANT COUNTY (220) EMERGENCY SVCS DIST #1 (222) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) WHITE SETTLEMENT ISD (920) State Code: A

Year Built: 2005

Personal Property Account: N/A

Agent: None Protest Deadline Date: 5/15/2025 Site Number: 40152081 Site Name: LA CANTERA-1-8 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 2,442 Percent Complete: 100% Land Sqft^{*}: 53,579 Land Acres^{*}: 1.2300 Pool: Y

+++ Rounded

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

OWNER INFORMATION



CONSTANT TRACY

Primary Owner Address:

4557 RANCHO BLANCA CT FORT WORTH, TX 76108

Deed Date: 2/6/2025 **Deed Volume: Deed Page:** Instrument: D225024540

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CONSTANT TRACY L	5/23/2022	324-698895-21		
CONSTANT BILLY J;CONSTANT TRACY L	12/13/2009	D209321453	000000	0000000
CARTUS FINANCIAL CORP	12/9/2009	D209321452	000000	0000000
SIMPSON DONNA R	8/29/2005	D205272654	000000	0000000
HERITAGE CUSTOM BUILDERS INC	12/21/2004	D204400054	000000	0000000
WILLOW SPRINGS JV LTD	1/1/2003	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	\$430,158	\$153,450	\$583,608	\$583,608
2023	\$454,496	\$153,450	\$607,946	\$607,946
2022	\$409,615	\$93,450	\$503,065	\$494,973
2021	\$365,013	\$90,000	\$455,013	\$449,975
2020	\$319,068	\$90,000	\$409,068	\$409,068

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.