

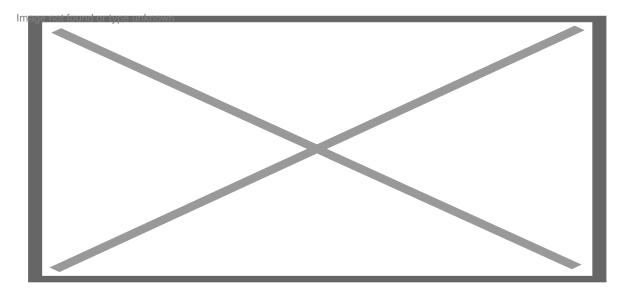
# Tarrant Appraisal District Property Information | PDF Account Number: 40182193

# Address: <u>4821 WILLIAMS SPRING RD</u> City: FORT WORTH Georeference: 23245-13-2 Subdivision: LAKE WORTH LEASES ADDITION

Neighborhood Code: 2A400A

Latitude: 32.8259055737 Longitude: -97.4424360034 TAD Map: 2012-420 MAPSCO: TAR-045R





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

## PROPERTY DATA

#### Legal Description: LAKE WORTH LEASES ADDITION Block 13 Lot 2 88 LF

#### Jurisdictions:

CITY OF FORT WORTH (026) Site Number: 40182193 **TARRANT COUNTY (220)** TARRANT REGIONAL WATER DISTRICT (223) Site Name: LAKE WORTH LEASES ADDITION 13 2 88 LF Site Class: ResFeat - Residential - Feature Only **TARRANT COUNTY HOSPITAL (224)** Parcels: 1 **TARRANT COUNTY COLLEGE (225)** FORT WORTH ISD (905) Approximate Size+++: 0 State Code: C1 Percent Complete: 0% Year Built: 0 Land Sqft\*: 13,504 Personal Property Account: N/A Land Acres<sup>\*</sup>: 0.3100 Agent: ROBERT OLA COMPANY LLC dba OLA For (00955) Protest Deadline Date: 5/15/2025

+++ Rounded.

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





## **OWNER INFORMATION**

Current Owner: RANKIN KIRK M Primary Owner Address: 3130 W 5TH ST FORT WORTH, TX 76107-2105

Deed Date: 8/24/2023 Deed Volume: Deed Page: Instrument: D223219095

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RANKIN KIRK M	4/14/2004	D204276503	000000	0000000
RANKIN KIRK M	1/1/2002	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$100	\$185,310	\$185,410	\$110,734
2023	\$1,964	\$164,000	\$165,964	\$92,278
2022	\$19,745	\$64,144	\$83,889	\$83,889
2021	\$19,918	\$64,144	\$84,062	\$84,062
2020	\$20,091	\$64,144	\$84,235	\$84,235

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.