

# Tarrant Appraisal District Property Information | PDF Account Number: 40302474

# Address: 4109 WYNDHAM DR

City: FORT WORTH Georeference: 8652-12-4 Subdivision: CRAWFORD FARMS ADDITION Neighborhood Code: 3K300U Latitude: 32.9279736871 Longitude: -97.2966004973 TAD Map: 2060-456 MAPSCO: TAR-022N





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

### PROPERTY DATA

#### Legal Description: CRAWFORD FARMS ADDITION Block 12 Lot 4

#### Jurisdictions:

CITY OF FORT WORTH (026) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) KELLER ISD (907)

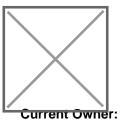
State Code: A

Year Built: 2006 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 40302474 Site Name: CRAWFORD FARMS ADDITION-12-4 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 2,205 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**



FALCON CHRISTOPHER A FALCON AMADALIZA

Primary Owner Address: 4109 WYNDHAM DR FORT WORTH, TX 76244 Deed Date: 6/28/2024 Deed Volume: Deed Page: Instrument: D224116954

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MILLER JAMES SCOTT	12/16/2021	D221371044		
TANNER SHERYL H	9/18/2008	000000000000000000000000000000000000000	000000	0000000
TANNER SHERYL;TANNER WATSON EST	7/28/2006	D206235555	000000	0000000
DR HORTON - TEXAS LTD	8/16/2005	D205242199	000000	0000000
NEWMARK HOMES LP	10/13/2004	D204325266	000000	0000000
NEWARK HOMES LP	3/31/2004	D204103324	000000	0000000
CRAWFORD PARTNERS #2 LTD	1/1/2003	000000000000000	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	\$321,010	\$85,000	\$406,010	\$406,010
2023	\$342,373	\$85,000	\$427,373	\$374,396
2022	\$270,360	\$70,000	\$340,360	\$340,360
2021	\$223,826	\$70,000	\$293,826	\$293,826
2020	\$206,320	\$70,000	\$276,320	\$276,320

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**



# Tarrant Appraisal District Property Information | PDF

#### • 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.