Account Number: 40868427

Address: 4421 LA CANTERA CT

City: TARRANT COUNTY **Georeference:** 23036A-3-93

Subdivision: LA CANTERA WEST **Neighborhood Code:** 2Y100T

Latitude: 32.8195645706 **Longitude:** -97.5191420989

TAD Map: 1994-416 **MAPSCO:** TAR-043V





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

PROPERTY DATA

Legal Description: LA CANTERA WEST Block 3 Lot

93

Jurisdictions:

TARRANT COUNTY (220)

EMERGENCY SVCS DIST #1 (222) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)

AZLE ISD (915) State Code: A Year Built: 2006

Personal Property Account: N/A

Agent: None

+++ Rounded.

Protest Deadline Date: 5/15/2025

Site Number: 40868427

Site Name: LA CANTERA WEST-3-93 Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 3,124
Percent Complete: 100%

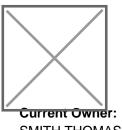
Land Sqft*: 52,708 Land Acres*: 1.2100

Pool: Y

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

OWNER INFORMATION

03-19-2025 Page 1



SMITH THOMAS SMITH AMY

Primary Owner Address: 4421 LA CANTERA CT FORT WORTH, TX 76108 **Deed Date:** 4/23/2021

Deed Volume: Deed Page:

Instrument: D221120779

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-------------------------------|-----------|----------------|-------------|-----------|
| SMITH THOMAS JAY | 8/31/2006 | D206278180 | 0000000 | 0000000 |
| S C C HOMES LTD | 3/28/2006 | D206099254 | 0000000 | 0000000 |
| WHSS DEVELOPMENT PARTNERS LTD | 1/1/2005 | 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 | \$520,036 | \$153,150 | \$673,186 | \$673,186 |
| 2023 | \$573,707 | \$153,150 | \$726,857 | \$624,229 |
| 2022 | \$496,808 | \$93,150 | \$589,958 | \$567,481 |
| 2021 | \$441,222 | \$90,000 | \$531,222 | \$515,892 |
| 2020 | \$378,993 | \$90,000 | \$468,993 | \$468,993 |

Pending indicates that the property record has not yet been completed for the indicated tax year.

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.

03-19-2025 Page 2

⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.