



Address: [4013 LAS COLINA DR](#)
City: FORT WORTH
Georeference: 23043E-1-10
Subdivision: LA FRONTERA-FORT WORTH
Neighborhood Code: 2N400D

Latitude: 32.8986336252
Longitude: -97.4476489369
TAD Map: 2012-448
MAPSCO: TAR-031D



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

PROPERTY DATA

Legal Description: LA FRONTERA-FORT WORTH
Block 1 Lot 10

Jurisdictions:

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- EAGLE MTN-SAGINAW ISD (918)

State Code: A

Year Built: 2018

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/15/2025

Site Number: 800015958

Site Name: LA FRONTERA-FORT WORTH 1 10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,584

Percent Complete: 100%

Land Sqft^{*}: 7,753

Land Acres^{*}: 0.1780

Pool: Y

⁺⁺⁺ Rounded.

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



OWNER INFORMATION

Current Owner:
BLACKSTOCK CYNTHIA LEE
Primary Owner Address:
4013 LAS COLINA DR
FORT WORTH, TX 76179

Deed Date: 9/16/2019
Deed Volume:
Deed Page:
Instrument: [D219236954](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|---|-----------|----------------------------|-------------|-----------|
| BLACKSTOCK CYNTHIA L;BLACKSTOCK RENARD L JR | 1/11/2019 | D219007795 | | |
| FIRST TEXAS HOMES INC | 6/20/2018 | D218136317 | | |

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 | \$331,233 | \$140,000 | \$471,233 | \$471,233 |
| 2023 | \$436,931 | \$125,000 | \$561,931 | \$467,706 |
| 2022 | \$300,187 | \$125,000 | \$425,187 | \$425,187 |
| 2021 | \$289,368 | \$125,000 | \$414,368 | \$399,500 |
| 2020 | \$220,000 | \$125,000 | \$345,000 | \$345,000 |

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.