

# Tarrant Appraisal District Property Information | PDF Account Number: 42191651

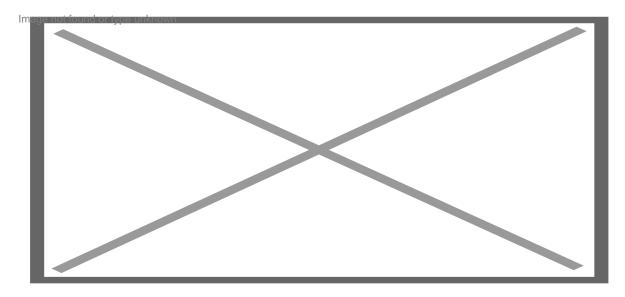
## Address: <u>4004 LAS COLINA DR</u> City: FORT WORTH Georeference: 23043E-1-14

Neighborhood Code: 2N400D

Subdivision: LA FRONTERA-FORT WORTH

Latitude: 32.8988634774 Longitude: -97.4468800223 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 14

#### 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: None Protest Deadline Date: 5/15/2025

Site Number: 800015952 Site Name: LA FRONTERA-FORT WORTH 1 14 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 2,729 Percent Complete: 100% Land Sqft<sup>\*</sup>: 9,626 Land Acres<sup>\*</sup>: 0.2210 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: LUKENS JACOB LAWRENCE LUKENS JERI ANN

Primary Owner Address: 4004 LAS COLINA DR FORT WORTH, TX 76179 Deed Date: 5/24/2018 Deed Volume: Deed Page: Instrument: D218113349

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FIRST TEXAS HOMES	11/1/2017	<u>D217256302</u>		

### 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	\$425,379	\$140,000	\$565,379	\$535,981
2023	\$467,545	\$125,000	\$592,545	\$487,255
2022	\$317,959	\$125,000	\$442,959	\$442,959
2021	\$305,546	\$125,000	\$430,546	\$430,546
2020	\$263,883	\$125,000	\$388,883	\$388,883

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)
- DISABLED VET 10 to 29 PCT 11.22

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.