

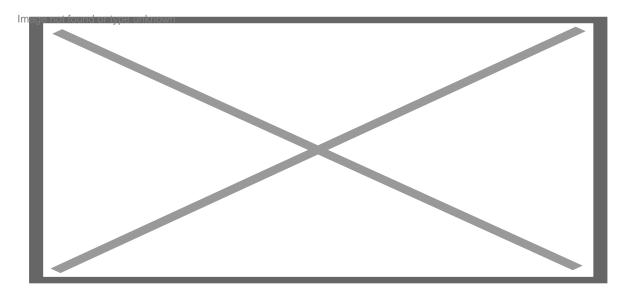
Tarrant Appraisal District Property Information | PDF Account Number: 42191686

Address: <u>4016 LAS COLINA DR</u> City: FORT WORTH Georeference: 23043E-1-17 Subdivision: LA FRONTERA-FORT WORTH

Neighborhood Code: 2N400D

Latitude: 32.8991086538 Longitude: -97.4474505338 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 17

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: 2017 Personal Property Account: N/A Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 800015962 Site Name: LA FRONTERA-FORT WORTH 1 17 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 2,514 Percent Complete: 100% Land Sqft^{*}: 7,753 Land Acres^{*}: 0.1780 Pool: N

+++ Rounded.

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



Current Owner: GILBREATH DAYNA GILBREATH ROBERT

Primary Owner Address: 4016 LAS COLINA DR FORT WORTH, TX 76179 Deed Date: 10/30/2017 Deed Volume: Deed Page: Instrument: D217254727

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FIRST TEXAS HOMES INC	3/22/2017	D217065467		

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	\$370,185	\$140,000	\$510,185	\$489,821
2023	\$409,322	\$125,000	\$534,322	\$445,292
2022	\$279,811	\$125,000	\$404,811	\$404,811
2021	\$268,304	\$125,000	\$393,304	\$393,304
2020	\$249,706	\$125,000	\$374,706	\$374,706

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.