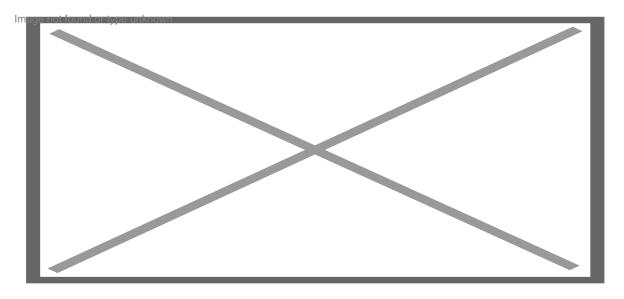


Tarrant Appraisal District Property Information | PDF Account Number: 42191732

Address: <u>4036 LAS COLINA DR</u> City: FORT WORTH

Georeference: 23043E-1-22 Subdivision: LA FRONTERA-FORT WORTH Neighborhood Code: 2N400D Latitude: 32.8995226552 Longitude: -97.4482960271 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 22

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: 800015979 Site Name: LA FRONTERA-FORT WORTH 1 22 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 2,995 Percent Complete: 100% Land Sqft^{*}: 7,797 Land Acres^{*}: 0.1790 Pool: N

+++ Rounded.

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



Current Owner: BARRECA DANA BARRECA MICHAEL

Primary Owner Address: 4036 LAS COLINA DR FORT WORTH, TX 76179 Deed Date: 2/6/2025 Deed Volume: Deed Page: Instrument: D225020488

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BARNES DANA M	1/8/2021	D221011364		
BARNES DANA; BARNES GREGORY	1/31/2019	D219020955		
FIRST TEXAS HOMES INC	7/18/2018	D21815968		

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	\$431,585	\$140,000	\$571,585	\$505,780
2023	\$477,293	\$125,000	\$602,293	\$459,800
2022	\$323,396	\$125,000	\$448,396	\$418,000
2021	\$255,000	\$125,000	\$380,000	\$380,000
2020	\$255,000	\$125,000	\$380,000	\$380,000

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.