

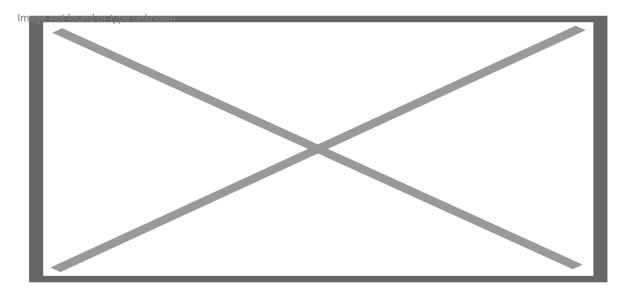
## Tarrant Appraisal District Property Information | PDF Account Number: 42191783

### Address: <u>4109 FRONTERA VISTA DR</u> City: FORT WORTH Georeference: 23043E-2-3 Subdivision: LA FRONTERA-FORT WORTH

Neighborhood Code: 2N400D

Latitude: 32.8985691433 Longitude: -97.4501951073 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 2 Lot 3

#### 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: 2022 Personal Property Account: N/A Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/15/2025

Site Number: 800015967 Site Name: LA FRONTERA-FORT WORTH 2 3 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 4,382 Percent Complete: 100% Land Sqft<sup>\*</sup>: 10,585 Land Acres<sup>\*</sup>: 0.2430 Pool: N

+++ Rounded.

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



## OWNER INFORMATION

# Current Owner:

MULTANI MANMOHAN

**Primary Owner Address:** 4109 FRONTERA VISTA DR FORT WORTH, TX 76179 Deed Date: 11/9/2022 Deed Volume: Deed Page: Instrument: D222267726

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FIRST TEXAS HOMES INC	7/18/2019	<u>D219157742</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	\$512,564	\$140,000	\$652,564	\$652,564
2023	\$646,858	\$125,000	\$771,858	\$771,858
2022	\$0	\$87,500	\$87,500	\$87,500
2021	\$0	\$87,500	\$87,500	\$87,500
2020	\$0	\$58,500	\$58,500	\$58,500

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**

#### 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.