



**Address:** [4420 STADIUM DR](#)  
**City:** FORT WORTH  
**Georeference:** 22380-7-13  
**Subdivision:** KELLIS PARK ADDITION  
**Neighborhood Code:** 4T930A

**Latitude:** 32.6824457095  
**Longitude:** -97.3649775503  
**TAD Map:** 2036-368  
**MAPSCO:** TAR-090J



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** KELLIS PARK ADDITION Block  
7 Lot 13

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905)

**State Code:** A

**Year Built:** 1950

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 01488325

**Site Name:** KELLIS PARK ADDITION-7-13

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,504

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,804

**Land Acres<sup>\*</sup>:** 0.1561

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

NGUYEN TERESA

**Primary Owner Address:**

4058 PRINCETON PL  
YORBA LINDA, CA 92886

**Deed Date:** 1/10/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223005861](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HEB HOMES LLC	1/10/2023	<a href="#">D223005654</a>		
SALINAS BLANCA	2/28/2013	<a href="#">D213052708</a>	0000000	0000000
SIMMONS BANK	9/4/2012	<a href="#">D212217926</a>	0000000	0000000
CASTELLANO JANA E	6/18/2009	<a href="#">D209166833</a>	0000000	0000000
CRESTWOOD PROPERTIES LTD	11/7/2008	<a href="#">D208427605</a>	0000000	0000000
MITCHELL KATHERINE R	12/31/1900	000000000000000	0000000	0000000

## 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 <sup>+</sup>
2025	\$101,021	\$40,824	\$141,845	\$141,845
2024	\$101,021	\$40,824	\$141,845	\$141,845
2023	\$106,134	\$40,824	\$146,958	\$119,343
2022	\$89,128	\$25,000	\$114,128	\$108,494
2021	\$73,631	\$25,000	\$98,631	\$98,631
2020	\$86,749	\$25,000	\$111,749	\$111,749

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.