



**Address:** [4025 CADD0 TR](#)  
**City:** LAKE WORTH  
**Georeference:** 23240-4-2  
**Subdivision:** LAKE WORTH HEIGHTS SUBDIVISION  
**Neighborhood Code:** 2N060B

**Latitude:** 32.8144986838  
**Longitude:** -97.4428288411  
**TAD Map:** 2012-416  
**MAPSCO:** TAR-045V



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** LAKE WORTH HEIGHTS  
SUBDIVISION Block 4 Lot 2

**Jurisdictions:**  
CITY OF LAKE WORTH (016)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
LAKE WORTH ISD (910)  
**State Code:** A  
**Year Built:** 1960  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 01576259  
**Site Name:** LAKE WORTH HEIGHTS SUBDIVISION-4-2  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,382  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,523  
**Land Acres<sup>\*</sup>:** 0.1727  
**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 CHUAN M  
**Primary Owner Address:**  
8776 HUMMINGBIRD AVE  
FOUNTAIN VALLEY, CA 92708  
**Deed Date:** 2/25/2022  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D222053420](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RM CAPITAL SOLUTIONS LLC	7/28/2015	<a href="#">D215171643</a>		
MEMPHIS INVEST GP	5/20/2015	<a href="#">D215108004</a>		
HARLOW MARJORIE EST	12/31/1900	0000000000000000	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	\$175,548	\$26,330	\$201,878	\$201,878
2024	\$175,548	\$26,330	\$201,878	\$201,878
2023	\$185,000	\$35,000	\$220,000	\$220,000
2022	\$149,384	\$35,000	\$184,384	\$184,384
2021	\$129,582	\$35,000	\$164,582	\$164,582
2020	\$105,819	\$35,000	\$140,819	\$140,819

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.