



Address: [4044 SHORE FRONT DR](#)
City: TARRANT COUNTY
Georeference: 25370-1-B11
Subdivision: MEACHAM-BRANTS ADDITION
Neighborhood Code: 2A200C

Latitude: 32.8736515767
Longitude: -97.4491215189
TAD Map: 2012-436
MAPSCO: TAR-031R



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MEACHAM-BRANTS ADDITION
Block 1 Lot B11

Jurisdictions:

TARRANT COUNTY (220)
EMERGENCY SVCS DIST #1 (222)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EAGLE MTN-SAGINAW ISD (918)

State Code: A

Year Built: 1985

Personal Property Account: N/A

Agent: JOSHUA A BOATMAN (X1584)

Notice Sent Date: 4/15/2025

Notice Value: \$1,565,388

Protest Deadline Date: 5/24/2024

Site Number: 01680811

Site Name: MEACHAM-BRANTS ADDITION-1-B11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,176

Percent Complete: 45%

Land Sqft^{*}: 47,470

Land Acres^{*}: 1.0897

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

HALS JESSICA

Primary Owner Address:

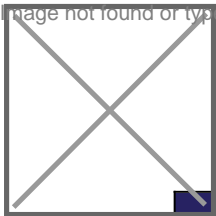
15112 DEVONNE DR
ALEDO, TX 76008

Deed Date: 6/23/2006

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D206196579](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BODIFORD JERRY C	12/31/1900	000000000000000	0000000	0000000
HOUSTON GRAMMER JR	12/30/1900	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 ⁺
2025	\$525,590	\$397,410	\$923,000	\$923,000
2024	\$519,080	\$397,410	\$916,490	\$916,490
2023	\$452,590	\$397,410	\$850,000	\$850,000
2022	\$378,748	\$364,084	\$742,832	\$742,832
2021	\$273,481	\$364,084	\$637,565	\$637,565
2020	\$370,397	\$289,488	\$659,885	\$659,885

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.