



Address: [4158 SHORE FRONT DR](#)
City: TARRANT COUNTY
Georeference: 25370-1-B19
Subdivision: MEACHAM-BRANTS ADDITION
Neighborhood Code: 2A200C

Latitude: 32.8737972029
Longitude: -97.4516140587
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 B19

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: 1986

Personal Property Account: N/A

Agent: THE RAY TAX GROUP LLC (01008)

Notice Sent Date: 4/15/2025

Notice Value: \$1,460,058

Protest Deadline Date: 5/24/2024

Site Number: 01680919

Site Name: MEACHAM-BRANTS ADDITION-1-B19

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,598

Percent Complete: 100%

Land Sqft^{*}: 51,156

Land Acres^{*}: 1.1743

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:

DERDEYN LESLIE

DERDEYN CYNTHIA

Primary Owner Address:

4158 SHORE FRONT DR
FORT WORTH, TX 76135-9486

Deed Date: 12/1/1986

Deed Volume: 0008798

Deed Page: 0001420

Instrument: 00087980001420

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-------------------------------|------------|----------------|-------------|-----------|
| WEEDEN THERESA;WEEDEN WILLIAM | 9/9/1986 | 00086780001991 | 0008678 | 0001991 |
| SAVITZ'S TODAY HOMES OF ABLNE | 1/7/1986 | 00084290000079 | 0008429 | 0000079 |
| WEEDEN W C | 9/4/1984 | 00079390001475 | 0007939 | 0001475 |
| DOUGLAS D JOHNSON | 12/31/1900 | 00000000000000 | 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 | \$482,637 | \$408,468 | \$891,105 | \$891,105 |
| 2024 | \$1,051,590 | \$408,468 | \$1,460,058 | \$1,028,500 |
| 2023 | \$1,050,009 | \$408,468 | \$1,458,477 | \$935,000 |
| 2022 | \$476,335 | \$373,665 | \$850,000 | \$850,000 |
| 2021 | \$476,335 | \$373,665 | \$850,000 | \$850,000 |
| 2020 | \$504,335 | \$373,665 | \$878,000 | \$878,000 |

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.