



**Address:** [3913 CASA LOMA TERR](#)  
**City:** FORT WORTH  
**Georeference:** 25740-F-4  
**Subdivision:** MELODY OAKS ADDITION  
**Neighborhood Code:** 1H040I

**Latitude:** 32.7051418656  
**Longitude:** -97.2251648656  
**TAD Map:** 2084-376  
**MAPSCO:** TAR-079Z



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** MELODY OAKS ADDITION  
Block F Lot 4

**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)

**Site Number:** 01761013  
**Site Name:** MELODY OAKS ADDITION-F-4  
**Site Class:** C1 - Residential - Vacant Land  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 0  
**Percent Complete:** 0%  
**Land Sqft<sup>\*</sup>:** 7,500  
**Land Acres<sup>\*</sup>:** 0.1721  
**Pool:** N

**State Code:** C1

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 8/16/2024

<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:**  
CAPITAL ACCUMULATION & PRESERVATION INC  
**Primary Owner Address:**  
6060 N CENTRAL EXPWY STE 560  
DALLAS, TX 75206

**Deed Date:** 12/21/2017  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** CW D225001057

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BWW TRUST	2/10/2004	<a href="#">D204311991</a>	0000000	0000000
WILLIAMS BOB W	9/9/1996	00125280002062	0012528	0002062
ALLEN PATRICIA S PARKER	8/1/1994	00116770001283	0011677	0001283
PARKER JAMES W	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 <sup>+</sup>
2025	\$0	\$800	\$800	\$800
2024	\$0	\$1,000	\$1,000	\$1,000
2023	\$0	\$1,000	\$1,000	\$1,000
2022	\$0	\$1,000	\$1,000	\$1,000
2021	\$0	\$500	\$500	\$500
2020	\$0	\$500	\$500	\$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.