



Tarrant Appraisal District Property Information | PDF Account Number: 01761080

Address: 4000 CASA LOMA TERR

City: FORT WORTH Georeference: 25740-F-10 Subdivision: MELODY OAKS ADDITION Neighborhood Code: 1H0401

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

PROPERTY DATA

Legal Description: MELODY OAKS ADDITION Block F Lot 10

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: C1

Year Built: 0 Personal Property Account: N/A Agent: None

Protest Deadline Date: 5/24/2024

Site Name: MELODY OAKS ADDITION-F-10 Site Class: C1 - Residential - Vacant Land Parcels: 1 Approximate Size+++: 0 **Percent Complete: 0%** Land Sqft*: 7,200 Land Acres^{*}: 0.1652 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: CAPITAL ACCUMULATION & PRESERVATION INC **Primary Owner Address:**

6060 N CENTRAL EXPWY STE 560 **DALLAS, TX 75206**

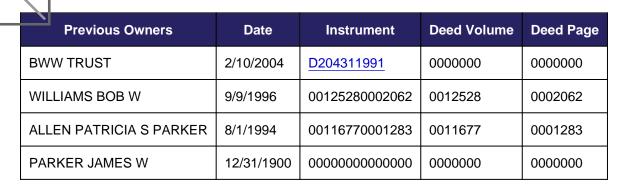
Deed Date: 12/21/2017 **Deed Volume: Deed Page:** Instrument: CW D225001057

Site Number: 01761080

07-03-2025

Latitude: 32.7041605428 Longitude: -97.2251513569 TAD Map: 2084-376 MAPSCO: TAR-079Z





VALUES

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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	\$0	\$1,469	\$1,469	\$1,469
2024	\$0	\$1,836	\$1,836	\$1,836
2023	\$0	\$1,700	\$1,700	\$1,700
2022	\$0	\$1,700	\$1,700	\$1,700
2021	\$0	\$425	\$425	\$425
2020	\$0	\$425	\$425	\$425

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.