



Address: [4009 CASA LOMA TERR](#)
City: FORT WORTH
Georeference: 25740-F-12
Subdivision: MELODY OAKS ADDITION
Neighborhood Code: 1H040I

Latitude: 32.7038304493
Longitude: -97.2251442687
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 12

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 Number: 01761102

Site Name: MELODY OAKS ADDITION-F-12

Site Class: C1 - Residential - Vacant Land

Parcels: 1

Approximate Size⁺⁺⁺: 0

Percent Complete: 0%

Land Sqft^{*}: 6,900

Land Acres^{*}: 0.1584

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

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BWW TRUST	2/10/2004	D204311991	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 ⁺
2025	\$0	\$1,408	\$1,408	\$1,408
2024	\$0	\$1,760	\$1,760	\$1,760
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.