



Address: [4012 SCENERY HILL CT](#)
City: FORT WORTH
Georeference: 37530-5-11
Subdivision: SCENERY HILL PARK ADDITION
Neighborhood Code: 1H030C

Latitude: 32.7526236019
Longitude: -97.264734251
TAD Map: 2072-392
MAPSCO: TAR-078D



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SCENERY HILL PARK
ADDITION Block 5 Lot 11

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: A

Year Built: 1953

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$326,045

Protest Deadline Date: 5/24/2024

Site Number: 02687399

Site Name: SCENERY HILL PARK ADDITION-5-11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,670

Percent Complete: 100%

Land Sqft^{*}: 11,920

Land Acres^{*}: 0.2736

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:

CRANS CIARA

Primary Owner Address:

4012 SCENERY HILL CT
FORT WORTH, TX 76103

Deed Date: 4/16/2021

Deed Volume:

Deed Page:

Instrument: [D221106573](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CRANS CIARA;CRANS GREGORY C	6/7/2009	D209185819	0000000	0000000
LIQUIDATION PROPERTIES INC	5/20/2008	D208355305	0000000	0000000
GMAC MORTGAGE LLC	12/4/2007	D208035107	0000000	0000000
LACHANCE DEBORAH;LACHANCE SCOTT T	1/15/1998	00130470000233	0013047	0000233
CALLAWAY MARY	12/31/1900	00076430000594	0007643	0000594
BURTON DAVID	12/30/1900	00056350000856	0005635	0000856

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	\$294,125	\$31,920	\$326,045	\$264,831
2024	\$294,125	\$31,920	\$326,045	\$240,755
2023	\$272,819	\$31,920	\$304,739	\$218,868
2022	\$256,884	\$15,000	\$271,884	\$198,971
2021	\$167,365	\$15,000	\$182,365	\$180,883
2020	\$167,365	\$15,000	\$182,365	\$164,439

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.