



Address: [4845 TOWNSEND DR](#)
City: FORT WORTH
Georeference: 37860-21-12
Subdivision: SEMINARY HILL ADDITION
Neighborhood Code: 4T930I

Latitude: 32.6755574986
Longitude: -97.3484079739
TAD Map: 2042-364
MAPSCO: TAR-090Q



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SEMINARY HILL ADDITION
Block 21 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: A
Year Built: 1954
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$195,311
Protest Deadline Date: 5/24/2024

Site Number: 02700492
Site Name: SEMINARY HILL ADDITION-21-12
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,216
Percent Complete: 100%
Land Sqft^{*}: 7,500
Land Acres^{*}: 0.1721
Pool: N

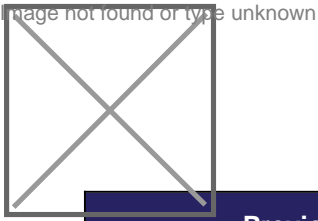
+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
RIOJAS GUADALUPE L
RIOJAS NORMA
Primary Owner Address:
4845 TOWNSEND DR
FORT WORTH, TX 76115-3125

Deed Date: 7/25/2002
Deed Volume: 0015868
Deed Page: 0000166
Instrument: 00158680000166



Previous Owners	Date	Instrument	Deed Volume	Deed Page
FERNANDEZ CLAUDIA M	6/10/1993	00111000001883	0011100	0001883
RIOJAS GUADALUPE;RIOJAS NORMA	8/26/1992	00107530001171	0010753	0001171
JOHNSON FOREST R;JOHNSON TINA J	6/24/1986	00085900001485	0008590	0001485
THEONA 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	\$152,811	\$42,500	\$195,311	\$144,485
2024	\$152,811	\$42,500	\$195,311	\$131,350
2023	\$142,316	\$42,500	\$184,816	\$119,409
2022	\$95,890	\$25,000	\$120,890	\$108,554
2021	\$96,867	\$25,000	\$121,867	\$98,685
2020	\$78,951	\$25,000	\$103,951	\$89,714

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.