



Address: [4845 SANDAGE AVE](#)
City: FORT WORTH
Georeference: 37860-57-12
Subdivision: SEMINARY HILL ADDITION
Neighborhood Code: 4T930B

Latitude: 32.6755292765
Longitude: -97.3538378881
TAD Map: 2042-364
MAPSCO: TAR-090P



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 57 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: 1952
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$133,738
Protest Deadline Date: 5/24/2024

Site Number: 02704781
Site Name: SEMINARY HILL ADDITION-57-12
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,461
Percent Complete: 100%
Land Sqft^{*}: 7,000
Land Acres^{*}: 0.1606
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:
LANCE FAMILY TRUST
Primary Owner Address:
4845 SANDAGE
FORT WORTH, TX 76115

Deed Date: 2/15/2022
Deed Volume:
Deed Page:
Instrument: [D222044093](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LANCE MICKEY	12/31/1900	0000000000000000	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	\$91,738	\$42,000	\$133,738	\$120,173
2024	\$91,738	\$42,000	\$133,738	\$109,248
2023	\$87,168	\$42,000	\$129,168	\$99,316
2022	\$82,259	\$25,000	\$107,259	\$90,287
2021	\$58,241	\$25,000	\$83,241	\$82,079
2020	\$63,561	\$25,000	\$88,561	\$74,617

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.