



Address: [4400 CARDIFF AVE](#)
City: FORT WORTH
Georeference: 45580-96-12
Subdivision: WEDGWOOD ADDITION
Neighborhood Code: 4S120D

Latitude: 32.6543669341
Longitude: -97.3892548282
TAD Map: 2030-356
MAPSCO: TAR-089X



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WEDGWOOD ADDITION Block
96 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: 1967

Personal Property Account: N/A

Agent: TARRANT PROPERTY TAX SERVICE (00065)

Notice Sent Date: 4/15/2025

Notice Value: \$365,000

Protest Deadline Date: 5/15/2025

Site Number: 03348695

Site Name: WEDGWOOD ADDITION-96-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,850

Percent Complete: 100%

Land Sqft^{*}: 12,760

Land Acres^{*}: 0.2929

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:

STAATS LAUREN E
STAATS JOHN JR

Primary Owner Address:

4400 CARDIFF AVE
FORT WORTH, TX 76133

Deed Date: 1/5/2024

Deed Volume:

Deed Page:

Instrument: [D224003341](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MERAKI PROPERTIES LLC	4/13/2023	D223062284		
COOK GREGORY W;COOK NANCY E	6/21/1996	00124120001176	0012412	0001176
ARNOLD DEBORAH M	6/14/1985	00082170001563	0008217	0001563
JOHN E SHERIDAN	12/31/1900	000000000000000	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	\$320,000	\$45,000	\$365,000	\$365,000
2024	\$320,000	\$45,000	\$365,000	\$291,247
2023	\$197,706	\$45,000	\$242,706	\$242,706
2022	\$186,435	\$45,000	\$231,435	\$227,938
2021	\$162,216	\$45,000	\$207,216	\$207,216
2020	\$177,396	\$45,000	\$222,396	\$222,396

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.