



**Address:** [4300 S CRAVENS RD](#)  
**City:** FORT WORTH  
**Georeference:** 46830-7-17  
**Subdivision:** WILKES ESTATES ADDITION  
**Neighborhood Code:** M1F02E

**Latitude:** 32.6993660477  
**Longitude:** -97.2283212992  
**TAD Map:** 2078-372  
**MAPSCO:** TAR-093D



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WILKES ESTATES ADDITION  
Block 7 Lot 17

**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:** B

**Year Built:** 1985

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$231,834

**Protest Deadline Date:** 5/24/2024

**Site Number:** 03527786

**Site Name:** WILKES ESTATES ADDITION-7-17

**Site Class:** B - Residential - Multifamily

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,738

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,050

**Land Acres<sup>\*</sup>:** 0.1848

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

NGUYEN YEN

**Primary Owner Address:**

8038 MEADOWBROOK DR  
FORT WORTH, TX 76120-5308

**Deed Date:** 12/19/2011

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D212007598](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HSBC BANK USA	11/1/2011	<a href="#">D211272105</a>	0000000	0000000
VEGA JUAN	4/11/2007	<a href="#">D207131895</a>	0000000	0000000
STANLEY HOLLY;STANLEY WILLIAM	3/17/2004	<a href="#">D204095103</a>	0000000	0000000
CAMRY LTD	2/3/2003	00164090000150	0016409	0000150
CARTER PETER S;CARTER T O BATISTE	12/31/2002	00163880000080	0016388	0000080
CARTER PETER S	12/2/1999	00141470000344	0014147	0000344
BATISTE TODD	10/1/1999	00140370000340	0014037	0000340
CARTER PETER	9/30/1999	00140370000339	0014037	0000339
BROOK FAMILY LTD PRTSHP	9/9/1996	00125510001669	0012551	0001669
TEXAS CONSTRUCTORS INC	4/7/1995	00119340000377	0011934	0000377
MID CITIES NATIONAL BANK	2/3/1994	00114400000468	0011440	0000468
BELL VICKII	10/18/1991	00104230000847	0010423	0000847
MID-CITIES NATIONAL BANK	6/9/1989	00096150001589	0009615	0001589
ARADI INVESTMENTS INC	11/19/1985	00083750000475	0008375	0000475
ALAN SPARKS & EVERETT FRAZIER	12/7/1984	00080260001885	0008026	0001885
TRENTMAN CO	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 <sup>+</sup>
2025	\$207,684	\$24,150	\$231,834	\$231,834
2024	\$207,684	\$24,150	\$231,834	\$214,800
2023	\$174,000	\$5,000	\$179,000	\$179,000
2022	\$135,000	\$5,000	\$140,000	\$140,000
2021	\$135,000	\$5,000	\$140,000	\$140,000
2020	\$130,664	\$2,000	\$132,664	\$132,664

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.