



Address: [4426 HODGKINS RD](#)
City: LAKE WORTH
Georeference: A 188-2CC
Subdivision: BREEDING, JOHN SURVEY
Neighborhood Code: APT-Lake Worth

Latitude: 32.8202577528
Longitude: -97.4368909778
TAD Map: 2018-416
MAPSCO: TAR-046S



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BREEDING, JOHN SURVEY
Abstract 188 Tract 2CC
Jurisdictions:
CITY OF LAKE WORTH (016)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
LAKE WORTH ISD (910)
State Code: F1
Year Built: 0
Personal Property Account: N/A
Agent: AMERICAN PROPERTY SERVICES, INC.
Notice Sent Date: 5/1/2025
Notice Value: \$998,108
Protest Deadline Date: 5/31/2024
Site Number: 80264832
Site Name: FUTURE SENIOR LIVING 2023
Site Class: LandVacComImpVal - Commercial Land With Improvement Value
Parcels: 1
Primary Building Name:
Primary Building Type:
Gross Building Area+++ : 0
Net Leasable Area+++ : 0
Percent Complete: 77%
Land Sqft* : 460,865
Land Acres* : 10.5800
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:
THRIVE BUILDERS LLC
Primary Owner Address:
2803 TYLER ST
SOUTHLAKE, TX 76092
Deed Date: 7/30/2021
Deed Volume:
Deed Page:
Instrument: [D221223402](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MEI INVESTMENTS LP	4/25/2014	S214088650	0000000	0000000
HODGKINS PROPERTY LTD	6/1/2004	D204168412	0000000	0000000
PARKER EDWARD A	5/5/2004	D204145980	0000000	0000000
ED PARKER FAMILY LTD	10/17/2001	00152080000271	0015208	0000271
PARKER EDWARD A;PARKER MARY	6/12/1984	00078580002079	0007858	0002079
GREEN G W	10/5/1983	00076460001156	0007646	0001156
DONNA V COFFEY LAZEK	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	\$767,676	\$230,432	\$998,108	\$276,518
2024	\$0	\$230,432	\$230,432	\$230,432
2023	\$0	\$230,432	\$230,432	\$230,432
2022	\$0	\$230,432	\$230,432	\$230,432
2021	\$0	\$230,432	\$230,432	\$230,432
2020	\$0	\$233,482	\$233,482	\$233,482

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.