



**Address:** [1601 E HICKS FIELD RD](#)  
**City:** FORT WORTH  
**Georeference:** A 639-1A01  
**Subdivision:** HIBBINS, JOHN SURVEY  
**Neighborhood Code:** 2N300C

**Latitude:** 32.9112896969  
**Longitude:** -97.3901343634  
**TAD Map:** 2030-452  
**MAPSCO:** TAR-019X



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** HIBBINS, JOHN SURVEY  
Abstract 639 Tract 1A01 ETAL CAROLINE KELLY &  
CHRISTINE

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
NORTHWEST ISD (911)

**State Code:** D1

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 8/16/2024

**Site Number:** 80863739

**Site Name:** 10197 HICKS FIELD RD

**Site Class:** ResAg - Residential - Agricultural

**Parcels:** 3

**Approximate Size<sup>+++</sup>:** 0

**Percent Complete:** 0%

**Land Sqft<sup>\*</sup>:** 1,047,683

**Land Acres<sup>\*</sup>:** 24.0515

**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:**

CJC KEYES TEXAS LLC

**Primary Owner Address:**

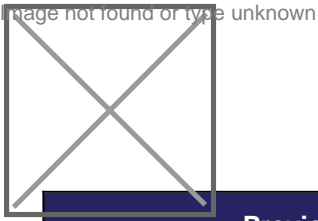
1670 E HICKS FIELD RD  
FORT WORTH, TX 76179-5248

**Deed Date:** 4/24/2009

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D209109964](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
KEYES JOSEPH A ETAL	11/18/2004	<a href="#">D204379579</a>	0000000	0000000
LAFORGE PAM ADELSTEIN;LAFORGE PERRY	4/18/2001	00149360000397	0014936	0000397
LAFORGE W J TR	4/11/1988	00094410001197	0009441	0001197
LITTLEJOHN C J FARINA;LITTLEJOHN JAN D	10/3/1984	00079700001036	0007970	0001036
NOBLE R C	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	\$0	\$540,515	\$540,515	\$1,275
2024	\$0	\$540,515	\$540,515	\$1,275
2023	\$0	\$540,515	\$540,515	\$1,419
2022	\$0	\$540,515	\$540,515	\$1,515
2021	\$0	\$540,515	\$540,515	\$1,539
2020	\$0	\$540,515	\$540,515	\$1,587

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

- AGRICULTURAL 1D1 23.51

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.