



**Address:** [4700 PEDEN RD](#)  
**City:** TARRANT COUNTY  
**Georeference:** A1067-1  
**Subdivision:** MCNUTT, WILLIAM SURVEY  
**Neighborhood Code:** 2N500C

**Latitude:** 32.9362768463  
**Longitude:** -97.4623465379  
**TAD Map:** 2006-460  
**MAPSCO:** TAR-017K



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** MCNUTT, WILLIAM SURVEY  
Abstract 1067 Tract 1

**Jurisdictions:**

TARRANT COUNTY (220)  
EMERGENCY SVCS DIST #1 (222)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
EAGLE MTN-SAGINAW ISD (918)

**State Code:** C1

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$95,000

**Protest Deadline Date:** 7/12/2024

**Site Number:** 05239729

**Site Name:** MCNUTT, WILLIAM SURVEY-1

**Site Class:** C1 - Residential - Vacant Land

**Parcels:** 1

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

**Percent Complete:** 0%

**Land Sqft<sup>\*</sup>:** 217,800

**Land Acres<sup>\*</sup>:** 5.0000

**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:**

SADEGHIAN AMY

**Primary Owner Address:**

PO BOX 50593  
DENTON, TX 76206-0593

**Deed Date:** 9/18/2012

**Deed Volume:** 00000000

**Deed Page:** 00000000

**Instrument:** [D212251469](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ALPHA DEVELOPMENT CO	9/30/1996	00125370000074	0012537	0000074
BODIFORD JERRY;BODIFORD JESSE MILES	7/19/1996	00124580000310	0012458	0000310
SANDSTROM MARK W ETAL	10/27/1993	00000000000000	0000000	0000000
GRANT GLEN EST	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	\$95,000	\$95,000	\$20,160
2024	\$0	\$95,000	\$95,000	\$16,800
2023	\$0	\$14,000	\$14,000	\$14,000
2022	\$0	\$150,000	\$150,000	\$150,000
2021	\$0	\$90,000	\$90,000	\$90,000
2020	\$0	\$90,000	\$90,000	\$90,000

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.