



**Address:** [4120 MARYANNE PL](#)  
**City:** HALTOM CITY  
**Georeference:** 14565-5-6  
**Subdivision:** FOSSIL VILLAGE ADDITION  
**Neighborhood Code:** 3K200S

**Latitude:** 32.854676169  
**Longitude:** -97.2823490082  
**TAD Map:** 2066-432  
**MAPSCO:** TAR-050B



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** FOSSIL VILLAGE ADDITION  
Block 5 Lot 6

**Jurisdictions:**  
HALTOM CITY (027)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KELLER ISD (907)

**State Code:** A

**Year Built:** 1993

**Personal Property Account:** N/A

**Agent:** TEXAS PROPERTY TAX REDUCTIONS LLC (00224) **Pool:** N

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

**Site Number:** 05518245  
**Site Name:** FOSSIL VILLAGE ADDITION-5-6  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,434  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,575  
**Land Acres<sup>\*</sup>:** 0.1279

<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:**  
AVENA NINA MICHELE  
**Primary Owner Address:**  
PO BOX 161453  
FORT WORTH, TX 76161

**Deed Date:** 5/21/1993  
**Deed Volume:** 0011072  
**Deed Page:** 0000540  
**Instrument:** 00110720000540

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SUTTER HOMES INC	3/19/1993	00109910001687	0010991	0001687
HERRON JUDY C CHILDRENS TRUST	2/17/1993	00109590000819	0010959	0000819
FOSSIL VLG 45 ACRE JV	1/1/1984	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	\$149,447	\$50,000	\$199,447	\$199,447
2024	\$184,423	\$50,000	\$234,423	\$234,423
2023	\$210,683	\$50,000	\$260,683	\$236,823
2022	\$185,294	\$30,000	\$215,294	\$215,294
2021	\$176,280	\$30,000	\$206,280	\$198,298
2020	\$150,271	\$30,000	\$180,271	\$180,271

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)
- DISABLED VET 70 to 99 PCT 11.22

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.