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Address: [4512 COMPASS CT](#)
City: FORT WORTH
Georeference: 24815-9-15AR
Subdivision: MARINE CREEK HEIGHTS ADDITION
Neighborhood Code: A2L010H

Latitude: 32.8224861806
Longitude: -97.4173312932
TAD Map: 2024-420
MAPSCO: TAR-046Q



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

PROPERTY DATA

Legal Description: MARINE CREEK HEIGHTS
ADDITION Block 9 Lot 15AR

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EAGLE MTN-SAGINAW ISD (918)

Site Number: 05925312
Site Name: MARINE CREEK HEIGHTS ADDITION-9-15AR
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,028
Percent Complete: 100%
Land Sqft^{*}: 4,146
Land Acres^{*}: 0.0951
Pool: N

State Code: A

Year Built: 1985

Personal Property Account: N/A

Agent: PROPERTY TAX LOCK (11667)

Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

KARNIK SAMEER
KARNIK MAYURA

Primary Owner Address:

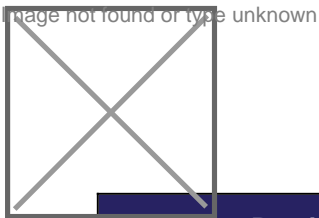
23046 SE 52ND ST
ISSAQUAH, WA 98029

Deed Date: 10/31/2023

Deed Volume:

Deed Page:

Instrument: [D223197352](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
JOHNSON LINDA DIANE	7/14/2000	00144450000482	0014445	0000482
JOHNSON BRIAN G;JOHNSON LINDA	1/14/1994	00114340000680	0011434	0000680
LAKE WORTH PROPERTIES PRTNSHP	2/17/1992	00105480000229	0010548	0000229
SULEMAN ABDUL	9/17/1991	00103890002200	0010389	0002200
SUNBELT SAVINGS ASSOC OF TX	12/1/1987	00091330000777	0009133	0000777
EAGLE DEVELOPMENT	1/1/1985	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	\$141,500	\$6,000	\$147,500	\$147,500
2024	\$141,500	\$6,000	\$147,500	\$147,500
2023	\$114,000	\$6,000	\$120,000	\$120,000
2022	\$78,890	\$6,000	\$84,890	\$84,890
2021	\$79,527	\$6,000	\$85,527	\$85,527
2020	\$80,163	\$6,000	\$86,163	\$86,163

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.