



**Address:** [4912 CEDAR SPRINGS DR](#)  
**City:** FORT WORTH  
**Georeference:** 44065-20-24R  
**Subdivision:** TWIN MILLS ADDITION  
**Neighborhood Code:** 2N010R

**Latitude:** 32.8833378745  
**Longitude:** -97.398228337  
**TAD Map:** 2030-440  
**MAPSCO:** TAR-033J



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** TWIN MILLS ADDITION Block 20  
Lot 24R

**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)

**State Code:** A

**Year Built:** 1993

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$249,930

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

**Site Number:** 06604226

**Site Name:** TWIN MILLS ADDITION-20-24R

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,563

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,653

**Land Acres<sup>\*</sup>:** 0.1756

**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:**

NICHOLS ASHLEY

**Primary Owner Address:**

4912 CEDAR SPRINGS DR  
FORT WORTH, TX 76179-5040

**Deed Date:** 2/24/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216040484](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NICHOLS ASHLEY;NICHOLS STEVE ETUX R	6/15/2012	<a href="#">D212155420</a>	0000000	0000000
ZARATE JOSE ROBERTO	2/24/2003	00164560000019	0016456	0000019
WHORTON KIRK;WHORTON PAULA	7/19/1999	00139220000233	0013922	0000233
NGUYEN JESSICA D;NGUYEN JIMMY H	6/22/1993	00111230000853	0011123	0000853
MITCHELL B N	1/1/1993	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	\$184,930	\$65,000	\$249,930	\$249,930
2024	\$184,930	\$65,000	\$249,930	\$246,939
2023	\$198,746	\$40,000	\$238,746	\$224,490
2022	\$179,695	\$40,000	\$219,695	\$204,082
2021	\$145,529	\$40,000	\$185,529	\$185,529
2020	\$140,954	\$40,000	\$180,954	\$180,954

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)

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.