



**Address:** [4217 HERITAGE WAY DR](#)  
**City:** FORT WORTH  
**Georeference:** 17805-158-26  
**Subdivision:** HERITAGE HILL SUBDIVISION  
**Neighborhood Code:** 3K400G

**Latitude:** 32.8904081631  
**Longitude:** -97.2948953528  
**TAD Map:** 2060-444  
**MAPSCO:** TAR-036E



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** HERITAGE HILL SUBDIVISION  
Block 158 Lot 26

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KELLER ISD (907)

**State Code:** A

**Year Built:** 1996

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Site Number:** 06734057

**Site Name:** HERITAGE HILL SUBDIVISION-158-26

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,134

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,312

**Land Acres<sup>\*</sup>:** 0.2367

**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:**

BROWN ABBY

BROWN THOMAS A

**Primary Owner Address:**

4217 HERITAGE WAY  
FORT WORTH, TX 76137

**Deed Date:** 2/18/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222045720](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AGUIRRE JOSE ANTONIO	9/19/2016	<a href="#">D216219498</a>		
L.M WALTERS, INC	3/30/2016	<a href="#">D216065222</a>		
MOORE PAULA M	2/20/2005	000000000000000	0000000	0000000
MOORE PAULA M;MOORE RICHARD P EST	9/18/1996	00125210001029	0012521	0001029
VOLKMAN'S INC	4/16/1996	00123350002082	0012335	0002082
ELK INVESTMENTS VENTURE	1/1/1994	000000000000000	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	\$258,476	\$55,000	\$313,476	\$313,476
2024	\$258,476	\$55,000	\$313,476	\$313,476
2023	\$265,000	\$55,000	\$320,000	\$320,000
2022	\$247,549	\$40,000	\$287,549	\$287,549
2021	\$207,120	\$40,000	\$247,120	\$247,120
2020	\$199,017	\$40,000	\$239,017	\$239,017

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.