



**Address:** [4713 WOODHAVEN LN](#)  
**City:** HALTOM CITY  
**Georeference:** 14567-E-4  
**Subdivision:** FOSSIL RIDGE ADDITION  
**Neighborhood Code:** 3M100E

**Latitude:** 32.849261331  
**Longitude:** -97.2837661523  
**TAD Map:** 2066-428  
**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 RIDGE ADDITION Block  
E Lot 4

**Jurisdictions:**

HALTOM CITY (027)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
BIRDEVILLE ISD (902)

**State Code:** A

**Year Built:** 2001

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 06775985

**Site Name:** FOSSIL RIDGE ADDITION-E-4

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,454

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,370

**Land Acres<sup>\*</sup>:** 0.1691

**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:**

SEDRIANO PROPERTIES LLC

**Primary Owner Address:**

4713 WOODHAVEN LN  
FORT WORTH, TX 76137

**Deed Date:** 6/24/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D225017711](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MEROLLA FRANCESCO;NIEVES YAHAIRA D	4/28/2016	<a href="#">D216117073</a>		
REYNOLDS ANASTASI ETAL	4/13/2011	<a href="#">D211110096</a>	0000000	0000000
US BANK NATIONAL ASSOC	12/7/2010	<a href="#">D210310835</a>	0000000	0000000
HOPKINS JASON S;HOPKINS TRACI R	7/19/2005	<a href="#">D205216928</a>	0000000	0000000
ELLIOTT WILLIAM C	6/29/2001	00154040000046	0015404	0000046
KIMBALL HILL HOMES TEXAS INC	10/25/1999	00140680000480	0014068	0000480
CREEK AT FOSSIL RIDGE LTD	1/1/1994	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	\$315,000	\$70,000	\$385,000	\$385,000
2024	\$421,620	\$70,000	\$491,620	\$491,620
2023	\$392,748	\$70,000	\$462,748	\$462,748
2022	\$337,175	\$45,000	\$382,175	\$382,175
2021	\$268,568	\$45,000	\$313,568	\$313,568
2020	\$269,849	\$45,000	\$314,849	\$314,849

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.