



**Address:** [4013 SWEETWOOD CT](#)  
**City:** HALTOM CITY  
**Georeference:** 14553-F-12  
**Subdivision:** FOSSIL BEACH ADDITION  
**Neighborhood Code:** 3K200R

**Latitude:** 32.8551389609  
**Longitude:** -97.2853402492  
**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 BEACH ADDITION  
Block F Lot 12

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1997

**Personal Property Account:** N/A

**Agent:** OOWNWELL INC (12140)

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

**Notice Value:** \$420,625

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

**Site Number:** 06815081

**Site Name:** FOSSIL BEACH ADDITION-F-12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,632

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,117

**Land Acres<sup>\*</sup>:** 0.1633

**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:**

TRAN KENNY

**Primary Owner Address:**

4013 SWEETWOOD CT  
FORT WORTH, TX 76137

**Deed Date:** 7/7/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220165779](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LE LINDA;TRAN KENNY	8/3/2017	<a href="#">D217178656</a>		
MCGOWEN RICHARD L	1/4/2013	<a href="#">D213005003</a>	0000000	0000000
BURLESON NANCY;BURLESON SAMUEL R	8/15/2002	00159180000423	0015918	0000423
BURLESON NANCY;BURLESON SAMUEL R	11/13/2001	00157590000008	0015759	0000008
BURLESON NANCY;BURLESON SAMUEL R	7/23/1997	00128500000288	0012850	0000288
D R HORTON TEXAS LTD	1/1/1995	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	\$355,625	\$65,000	\$420,625	\$414,471
2024	\$355,625	\$65,000	\$420,625	\$376,792
2023	\$363,341	\$65,000	\$428,341	\$342,538
2022	\$287,250	\$45,000	\$332,250	\$311,398
2021	\$238,089	\$45,000	\$283,089	\$283,089
2020	\$219,891	\$45,000	\$264,891	\$264,891

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.