



Address: [4001 BUSCH GARDENS DR](#)
City: FORT WORTH
Georeference: 15051J-1-5
Subdivision: GARDEN SPRINGS ADDITION
Neighborhood Code: 4S002G

Latitude: 32.6164576506
Longitude: -97.3801596944
TAD Map: 2036-344
MAPSCO: TAR-103U



Google Map or type unknown

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

PROPERTY DATA

Legal Description: GARDEN SPRINGS ADDITION
Block 1 Lot 5

Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CROWLEY ISD (912)

State Code: A
Year Built: 1998
Personal Property Account: N/A
Agent: CHANDLER CROUCH (11730)
Notice Sent Date: 4/15/2025
Notice Value: \$213,188
Protest Deadline Date: 5/24/2024

Site Number: 06870783
Site Name: GARDEN SPRINGS ADDITION-1-5
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,500
Percent Complete: 100%
Land Sqft^{*}: 6,447
Land Acres^{*}: 0.1480
Pool: N

+++ Rounded.

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

OWNER INFORMATION

Current Owner:
JOHNSON DEBRA GEAN
Primary Owner Address:
4001 BUSCH GARDENS DR
FORT WORTH, TX 76123

Deed Date: 2/7/2024
Deed Volume:
Deed Page:
Instrument: 322-740346-23

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JOHNSON DEBRA GEAN;TAYLOR ALVIN JAMES	4/22/2017	M215007474		
JOHNSON DEBRA;TAYLOR ALVIN	4/21/2017	D217093550		
OLAZABA DAVID A;OLAZABA MARY E	8/26/1998	00133970000057	0013397	0000057
CHOICE HOMES TEXAS INC	5/28/1998	00132360000318	0013236	0000318
HULEN MEADOWS LP	1/1/1995	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 ⁺
2025	\$163,188	\$50,000	\$213,188	\$213,188
2024	\$163,188	\$50,000	\$213,188	\$213,188
2023	\$191,158	\$50,000	\$241,158	\$194,326
2022	\$162,735	\$40,000	\$202,735	\$176,660
2021	\$143,538	\$40,000	\$183,538	\$160,600
2020	\$106,000	\$40,000	\$146,000	\$146,000

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.