



Address: [4013 BUSCH GARDENS DR](#)
City: FORT WORTH
Georeference: 15051J-1-8
Subdivision: GARDEN SPRINGS ADDITION
Neighborhood Code: 4S002G

Latitude: 32.6166132489
Longitude: -97.3807357937
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 8

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: None
Notice Sent Date: 4/15/2025
Notice Value: \$283,324
Protest Deadline Date: 5/24/2024

Site Number: 06870813
Site Name: GARDEN SPRINGS ADDITION-1-8
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,774
Percent Complete: 100%
Land Sqft^{*}: 6,550
Land Acres^{*}: 0.1503
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:
TRAN LIEM THANH
Primary Owner Address:
4013 BUSCH GARDENS DR
FORT WORTH, TX 76123-1450

Deed Date: 12/31/2002
Deed Volume: 0016271
Deed Page: 0000275
Instrument: 00162710000275

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VAN DYKE STEVEN;VAN DYKE TRACIE D	11/20/1998	00135330000263	0013533	0000263
CHOICE HOMES TEXAS INC	9/1/1998	00133960000226	0013396	0000226
HULEN MEADOWS LP	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 ⁺
2025	\$233,324	\$50,000	\$283,324	\$283,324
2024	\$233,324	\$50,000	\$283,324	\$272,291
2023	\$233,513	\$50,000	\$283,513	\$247,537
2022	\$198,170	\$40,000	\$238,170	\$225,034
2021	\$175,014	\$40,000	\$215,014	\$204,576
2020	\$145,978	\$40,000	\$185,978	\$185,978

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.