



Address: [4016 FALCON RIDGE DR](#)
City: HALTOM CITY
Georeference: 14553-H-19
Subdivision: FOSSIL BEACH ADDITION
Neighborhood Code: 3K200R

Latitude: 32.8534847549
Longitude: -97.2871478316
TAD Map: 2060-428
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 BEACH ADDITION
Block H Lot 19

Jurisdictions:
HALTOM CITY (027)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
BIRDVILLE ISD (902)

State Code: A
Year Built: 1998
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$427,844
Protest Deadline Date: 5/24/2024

Site Number: 06967906
Site Name: FOSSIL BEACH ADDITION-H-19
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,684
Percent Complete: 100%
Land Sqft^{*}: 8,882
Land Acres^{*}: 0.2039
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:
SANCHEZ LILLIAN KATHERINE
Primary Owner Address:
3949 BAYLOR DR
BEDFORD, TX 76021

Deed Date: 8/1/2024
Deed Volume:
Deed Page:
Instrument: [D224136414](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
LIMARTI GROUP LLC	2/8/2024	D224022305		
MYERS THE HOME BUYERS OF DALLAS LLC	2/6/2024	D224099549		
HORTON JUSTIN RAE;MICHEL-NORTON YVONNE DANIELLE	12/31/2020	D221001017		
OPENDOOR PROPERTY TRUST I	10/27/2020	D220284261		
WARREN WILLIAM B	1/8/1999	001360900000036	0013609	0000036
LEGACY/MONTEREY HOMES LP	10/7/1997	001293900000100	0012939	0000100
107 FOSSIL DEVELOPMENT	1/1/1996	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	\$362,844	\$65,000	\$427,844	\$427,844
2024	\$362,844	\$65,000	\$427,844	\$427,844
2023	\$370,722	\$65,000	\$435,722	\$435,722
2022	\$292,922	\$45,000	\$337,922	\$337,922
2021	\$242,656	\$45,000	\$287,656	\$287,656
2020	\$224,044	\$45,000	\$269,044	\$269,044

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.