



**Address:** [4212 S CORAL SPRINGS DR](#)  
**City:** FORT WORTH  
**Georeference:** 15051J-4-19  
**Subdivision:** GARDEN SPRINGS ADDITION  
**Neighborhood Code:** 4S002G

**Latitude:** 32.6179714109  
**Longitude:** -97.3852887641  
**TAD Map:** 2030-344  
**MAPSCO:** TAR-103Q



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 4 Lot 19

**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:** 1997

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$245,987

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

**Site Number:** 06981933

**Site Name:** GARDEN SPRINGS ADDITION-4-19

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,588

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,389

**Land Acres<sup>\*</sup>:** 0.1466

**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:**

TORREZ FRED

TORREZ ANITA K

**Primary Owner Address:**

4212 S CORAL SPRINGS DR  
FORT WORTH, TX 76123-1455

**Deed Date:** 5/5/2006

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D206137193](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SECRETARY OF HUD	12/7/2005	<a href="#">D206060841</a>	0000000	0000000
MORTGAGE ELECTRONIC REG SYS IN	12/6/2005	<a href="#">D205369416</a>	0000000	0000000
SHERROD JONATHAN;SHERROD SAMANTH	12/12/2002	00163260000191	0016326	0000191
PERKINS PATRICIA A	10/16/1997	00129670000598	0012967	0000598
CHOICE HOMES TEXAS INC	8/21/1997	00128800000142	0012880	0000142
HULEN MEADOWS LP	1/1/1996	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	\$195,987	\$50,000	\$245,987	\$245,987
2024	\$195,987	\$50,000	\$245,987	\$237,782
2023	\$196,153	\$50,000	\$246,153	\$216,165
2022	\$166,500	\$40,000	\$206,500	\$196,514
2021	\$147,073	\$40,000	\$187,073	\$178,649
2020	\$122,408	\$40,000	\$162,408	\$162,408

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.