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**Address:** [4216 TOWNSEND DR](#)  
**City:** FORT WORTH  
**Georeference:** 8730-2-14  
**Subdivision:** CRESTLAND ADDITION  
**Neighborhood Code:** 4T930C

**Latitude:** 32.6860470423  
**Longitude:** -97.3498049863  
**TAD Map:** 2042-368  
**MAPSCO:** TAR-090G



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

## PROPERTY DATA

**Legal Description:** CRESTLAND ADDITION Block 2  
Lot 14

**Jurisdictions:**

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- FORT WORTH ISD (905)

**State Code:** C1

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$42,100

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

**Site Number:** 07034520

**Site Name:** CRESTLAND ADDITION-2-14

**Site Class:** C1 - Residential - Vacant Land

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 0

**Percent Complete:** 0%

**Land Sqft<sup>\*</sup>:** 7,100

**Land Acres<sup>\*</sup>:** 0.1629

**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:**

JANGO CONSTRUCTION INC

**Primary Owner Address:**

5400 BRENTWOOD STAIR RD  
FORT WORTH, TX 76112

**Deed Date:** 4/12/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222095839](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PARKER FRED M;PARKER GLENDA M	10/23/1996	00125600002042	0012560	0002042



## VALUES

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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	\$0	\$42,100	\$42,100	\$18,000
2024	\$0	\$42,100	\$42,100	\$15,000
2023	\$0	\$12,500	\$12,500	\$12,500
2022	\$0	\$12,500	\$12,500	\$12,500
2021	\$0	\$12,500	\$12,500	\$12,500
2020	\$0	\$12,500	\$12,500	\$12,500

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

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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.