



**Address:** [4009 MIAMI SPRINGS DR](#)  
**City:** FORT WORTH  
**Georeference:** 15051J-3-30  
**Subdivision:** GARDEN SPRINGS ADDITION  
**Neighborhood Code:** 4S002G

**Latitude:** 32.6186850625  
**Longitude:** -97.3811392791  
**TAD Map:** 2036-344  
**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 3 Lot 30

**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:** 1999

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$295,485

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

**Site Number:** 07083769

**Site Name:** GARDEN SPRINGS ADDITION-3-30

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,913

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,778

**Land Acres<sup>\*</sup>:** 0.1556

**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:**

THOMAS CLIFTON T  
THOMAS WANDA L

**Primary Owner Address:**

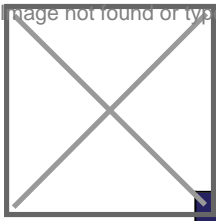
4009 MIAMI SPRINGS DR  
FORT WORTH, TX 76123-1474

**Deed Date:** 2/18/2000

**Deed Volume:** 0014231

**Deed Page:** 0000061

**Instrument:** 00142310000061



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHOICE HOMES INC	10/12/1999	00140470000042	0014047	0000042
HULEN MEADOWS LP	1/1/1997	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 <sup>+</sup>
2025	\$196,000	\$50,000	\$246,000	\$246,000
2024	\$245,485	\$50,000	\$295,485	\$236,918
2023	\$245,672	\$50,000	\$295,672	\$215,380
2022	\$208,131	\$40,000	\$248,131	\$195,800
2021	\$138,000	\$40,000	\$178,000	\$178,000
2020	\$138,000	\$40,000	\$178,000	\$173,030

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.