



Address: [1000 VAN ZANDT CT](#)
City: TARRANT COUNTY
Georeference: 44456-4-28
Subdivision: VAN ZANDT FARMS-FOSSIL CREEK
Neighborhood Code: 2N300H

Latitude: 32.9266580116
Longitude: -97.3820963172
TAD Map: 2036-456
MAPSCO: TAR-019Q



Google Map or type unknown

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

PROPERTY DATA

Legal Description: VAN ZANDT FARMS-FOSSIL
CREEK Block 4 Lot 28

Jurisdictions:

TARRANT COUNTY (220)
EMERGENCY SVCS DIST #1 (222)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
NORTHWEST ISD (911)

State Code: A

Year Built: 1999

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$820,239

Protest Deadline Date: 5/24/2024

Site Number: 07139608

Site Name: VAN ZANDT FARMS-FOSSIL CREEK-4-28

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,316

Percent Complete: 100%

Land Sqft^{*}: 48,565

Land Acres^{*}: 1.1148

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

NICODEMUS RACHEL
NICODEMUS RANDY

Primary Owner Address:

1000 VAN ZANDT CT
HASLET, TX 76052

Deed Date: 1/11/2024

Deed Volume:

Deed Page:

Instrument: [D224007145](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ACQUAFREDDA EMANUELE;ACQUAFREDDA GIUSEPPINA	11/8/2007	D207408093	0000000	0000000
SMITH DLO	9/19/2006	D206298131	0000000	0000000
FRANKLIN;FRANKLIN KIRK	2/2/2000	00142090000004	0014209	0000004
VAN ZANDT PARTNERS LTD	1/1/1998	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	\$684,554	\$135,685	\$820,239	\$820,239
2024	\$684,554	\$135,685	\$820,239	\$670,837
2023	\$656,185	\$85,000	\$741,185	\$609,852
2022	\$566,435	\$85,000	\$651,435	\$554,411
2021	\$419,010	\$85,000	\$504,010	\$504,010
2020	\$405,546	\$85,000	\$490,546	\$490,546

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.