



Address: [4258 LAKE VILLAS DR](#)
City: FORT WORTH
Georeference: 12884C-1-12
Subdivision: ESTATES & VILLAS AT FOSSIL CRK
Neighborhood Code: 3K100E

Latitude: 32.8591130246
Longitude: -97.2938572473
TAD Map: 2060-432
MAPSCO: TAR-036W



Google Map or type unknown

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

PROPERTY DATA

Legal Description: ESTATES & VILLAS AT FOSSIL
CRK Block 1 Lot 12

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)

State Code: A

Year Built: 2000

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 07154313

Site Name: ESTATES & VILLAS AT FOSSIL CRK-1-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,265

Percent Complete: 100%

Land Sqft^{*}: 6,594

Land Acres^{*}: 0.1513

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:

KJELLANDER WILLIAM
KJELLANDER D

Primary Owner Address:

4258 LAKE VILLAS DR
FORT WORTH, TX 76137-2060

Deed Date: 11/11/2005

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D206011200](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BARTH JULIA P;BARTH SEAN	12/27/2000	00146710000368	0014671	0000368
WEEKLEY HOMES LP	11/24/1998	00135380000095	0013538	0000095
HUNT RESOURCES INC	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	\$289,110	\$75,000	\$364,110	\$364,110
2024	\$289,110	\$75,000	\$364,110	\$364,110
2023	\$322,380	\$75,000	\$397,380	\$369,650
2022	\$300,558	\$55,000	\$355,558	\$336,045
2021	\$252,300	\$55,000	\$307,300	\$305,495
2020	\$222,723	\$55,000	\$277,723	\$277,723

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.