



Address: [4044 PENINSULA CLUB CIR E](#)
City: FORT WORTH
Georeference: 23245-19-9
Subdivision: LAKE WORTH LEASES ADDITION
Neighborhood Code: 2A400A

Latitude: 32.8134385846
Longitude: -97.4719117549
TAD Map: 2006-416
MAPSCO: TAR-045S



Google Map or type unknown

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

PROPERTY DATA

Legal Description: LAKE WORTH LEASES
ADDITION Block 19 Lot 9 129 LF

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: A

Year Built: 1945

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 07630352

Site Name: LAKE WORTH LEASES ADDITION-19-9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size ⁺⁺⁺: 1,530

Percent Complete: 100%

Land Sqft ^{*}: 32,272

Land Acres ^{*}: 0.7408

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

DEGROAT JOHN RICHARD

Primary Owner Address:

4044 PENINSULA CLUB CIR
FORT WORTH, TX 76135

Deed Date: 5/14/2019

Deed Volume:

Deed Page:

Instrument: [D219104581](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DEGROAT JOHN R	12/12/2018	142-18-189618		
DEGROAT DOROTHY J EST;DEGROAT JOHN R	12/13/2005	00159740000314	0015974	0000314
DEGROAT DOROTHY J EST;DEGROAT JOHN R	9/12/2002	00159740000314	0015974	0000314
HARRIS J E	1/1/2000	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 ⁺
2025	\$240,884	\$226,794	\$467,678	\$467,678
2024	\$240,884	\$226,794	\$467,678	\$467,678
2023	\$220,953	\$226,794	\$447,747	\$436,569
2022	\$249,641	\$171,445	\$421,086	\$396,881
2021	\$189,356	\$171,445	\$360,801	\$360,801
2020	\$169,152	\$171,445	\$340,597	\$340,597

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.