

Image not found or type unknown



**Address:** [4012 JUSTIN DR](#)  
**City:** FORT WORTH  
**Georeference:** 17781C-15-25  
**Subdivision:** HERITAGE ADDITION-FORT WORTH  
**Neighborhood Code:** 3K500A

**Latitude:** 32.9103856816  
**Longitude:** -97.2989921071  
**TAD Map:** 2060-452  
**MAPSCO:** TAR-021Z



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** HERITAGE ADDITION-FORT WORTH Block 15 Lot 25

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CFW PID #7 HERITAGE - RESIDENTIAL (608)  
KELLER ISD (907)

**State Code:** A

**Year Built:** 2001

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Site Number:** 07674988

**Site Name:** HERITAGE ADDITION-FORT WORTH-15-25

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,092

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,200

**Land Acres<sup>\*</sup>:** 0.2341

**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:**

PHRASAVATH MARY

**Primary Owner Address:**

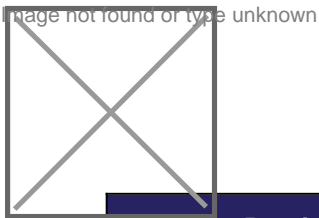
4012 JUSTIN DR  
FORT WORTH, TX 76244

**Deed Date:** 6/23/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222162383](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HO JOSEPH TAU;HO NANCY	9/11/2002	00159820000279	0015982	0000279
SOVEREIGN TEXAS HOMES LTD	10/31/2001	00152420000338	0015242	0000338
HILLWOOD ALLIANCE RESIDNTL LP	1/1/2000	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 <sup>+</sup>
2025	\$417,000	\$100,000	\$517,000	\$517,000
2024	\$448,767	\$100,000	\$548,767	\$548,767
2023	\$490,203	\$100,000	\$590,203	\$590,203
2022	\$427,527	\$85,000	\$512,527	\$451,580
2021	\$325,527	\$85,000	\$410,527	\$410,527
2020	\$327,080	\$85,000	\$412,080	\$412,080

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.