



**Address:** [4012 KIMBELL DR](#)  
**City:** FORT WORTH  
**Georeference:** 17781C-17-10  
**Subdivision:** HERITAGE ADDITION-FORT WORTH  
**Neighborhood Code:** 3K500A

**Latitude:** 32.9111821874  
**Longitude:** -97.2989744058  
**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 17 Lot 10

**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)

**Site Number:** 07675542

**Site Name:** HERITAGE ADDITION-FORT WORTH-17-10

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,882

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,410

**Land Acres<sup>\*</sup>:** 0.2389

**Pool:** N

**State Code:** A

**Year Built:** 2001

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$474,324

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

<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:**

FRANSISCO LIS

**Primary Owner Address:**

4012 KIMBELL DR  
FORT WORTH, TX 76244

**Deed Date:** 5/10/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224084165](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
THE WILLIAMS FAMILY PROPERTY TRUST	4/6/2024	<a href="#">D224067329</a>		
WILLIAMS ELTON D;WILLIAMS LEANN	7/2/2002	00158070000073	0015807	0000073
SOVERIGN TEXAS HOMES INC	1/23/2001	00147060000147	0014706	0000147
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	\$349,249	\$100,000	\$449,249	\$449,249
2024	\$374,324	\$100,000	\$474,324	\$427,554
2023	\$356,341	\$100,000	\$456,341	\$388,685
2022	\$312,854	\$85,000	\$397,854	\$353,350
2021	\$236,227	\$85,000	\$321,227	\$321,227
2020	\$237,354	\$85,000	\$322,354	\$322,354

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.