



**Address:** [4552 MARGUERITE LN](#)  
**City:** FORT WORTH  
**Georeference:** 7850D-16-28  
**Subdivision:** COLUMBUS HEIGHTS ADDITION  
**Neighborhood Code:** 4S004E

**Latitude:** 32.6239013583  
**Longitude:** -97.3920254469  
**TAD Map:** 2030-348  
**MAPSCO:** TAR-103P



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** COLUMBUS HEIGHTS  
ADDITION Block 16 Lot 28

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CROWLEY ISD (912)

**State Code:** A

**Year Built:** 2001

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$381,963

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

**Site Number:** 07815204

**Site Name:** COLUMBUS HEIGHTS ADDITION-16-28

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,730

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,184

**Land Acres<sup>\*</sup>:** 0.1190

**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:**

NIV ARIEH  
NIV RACHEL

**Primary Owner Address:**

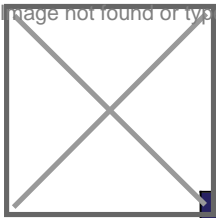
4552 MARGUERITE LN  
FORT WORTH, TX 76123-4600

**Deed Date:** 11/30/2001

**Deed Volume:** 0015319

**Deed Page:** 0000040

**Instrument:** 00153190000040



| Previous Owners   | Date      | Instrument      | Deed Volume | Deed Page |
|-------------------|-----------|-----------------|-------------|-----------|
| HIGHLAND HOME LTD | 4/24/2001 | 00148530000438  | 0014853     | 0000438   |
| HILLWOOD RLD LP   | 1/1/2001  | 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$321,963          | \$60,000    | \$381,963    | \$381,963                    |
| 2024 | \$321,963          | \$60,000    | \$381,963    | \$358,273                    |
| 2023 | \$323,522          | \$60,000    | \$383,522    | \$325,703                    |
| 2022 | \$268,156          | \$50,000    | \$318,156    | \$296,094                    |
| 2021 | \$219,176          | \$50,000    | \$269,176    | \$269,176                    |
| 2020 | \$208,031          | \$50,000    | \$258,031    | \$258,031                    |

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.