



**Address:** [4412 STATESMAN LN](#)  
**City:** FORT WORTH  
**Georeference:** 17799G-2-3  
**Subdivision:** HERITAGE GLEN ADDN-FORT WORTH  
**Neighborhood Code:** 3K500J

**Latitude:** 32.905517073  
**Longitude:** -97.2903518775  
**TAD Map:** 2060-448  
**MAPSCO:** TAR-036A



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** HERITAGE GLEN ADDN-FORT WORTH Block 2 Lot 3

**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:** 2002

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 07901852

**Site Name:** HERITAGE GLEN ADDN-FORT WORTH-2-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,591

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,771

**Land Acres<sup>\*</sup>:** 0.1324

**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:**

ABRI ARASH  
SHAHSAVARANI SEPIDEH

**Primary Owner Address:**

6604 MYRTLE BEACH DR  
PLANO, TX 75093

**Deed Date:** 4/14/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222098290](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ORCHARD PROPERTY II LLC	2/24/2022	<a href="#">D222053018</a>		
STANLEY DANIEL;STANLEY TRACEY	7/9/2015	<a href="#">D215150654</a>		
WINN DEBORAH K	7/24/2002	00158800000007	0015880	0000007
RH OF TEXAS LTD PARTNERSHIP	1/1/2001	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	\$220,596	\$65,000	\$285,596	\$285,596
2024	\$220,596	\$65,000	\$285,596	\$285,596
2023	\$224,126	\$65,000	\$289,126	\$289,126
2022	\$194,621	\$50,000	\$244,621	\$208,582
2021	\$139,620	\$50,000	\$189,620	\$189,620
2020	\$139,620	\$50,000	\$189,620	\$189,620

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.