



Address: [4812 VALLEY SPRINGS TR](#)
City: FORT WORTH
Georeference: 42406-13-17
Subdivision: TRACE RIDGE ADDITION
Neighborhood Code: 3K800C

Latitude: 32.8998619267
Longitude: -97.283360914
TAD Map: 2066-448
MAPSCO: TAR-036B



Google Map or type unknown

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

PROPERTY DATA

Legal Description: TRACE RIDGE ADDITION Block
13 Lot 17

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: 2003

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$290,000

Protest Deadline Date: 5/24/2024

Site Number: 07981430

Site Name: TRACE RIDGE ADDITION-13-17

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,770

Percent Complete: 100%

Land Sqft^{*}: 5,662

Land Acres^{*}: 0.1299

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:

BUCHANAN PHIL

BUCHANAN TIFFANY

Primary Owner Address:

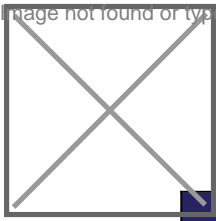
4812 VALLEY SPRINGS TR
FORT WORTH, TX 76244-5904

Deed Date: 9/7/2011

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D211219030](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
GRUBB CYNTHIA B	4/29/2003	00166540000076	0016654	0000076
D R HORTON TEXAS LTD	1/1/2002	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 ⁺
2025	\$204,000	\$70,000	\$274,000	\$274,000
2024	\$220,000	\$70,000	\$290,000	\$282,172
2023	\$237,000	\$70,000	\$307,000	\$256,520
2022	\$239,267	\$50,000	\$289,267	\$233,200
2021	\$162,000	\$50,000	\$212,000	\$212,000
2020	\$162,000	\$50,000	\$212,000	\$212,000

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.