



**Address:** [4824 VALLEY SPRINGS TR](#)  
**City:** FORT WORTH  
**Georeference:** 42406-13-20  
**Subdivision:** TRACE RIDGE ADDITION  
**Neighborhood Code:** 3K800C

**Latitude:** 32.8998604066  
**Longitude:** -97.2828221726  
**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 20

**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:** \$417,736

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

**Site Number:** 07981465

**Site Name:** TRACE RIDGE ADDITION-13-20

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,729

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,662

**Land Acres<sup>\*</sup>:** 0.1299

**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:**

VILLANUEVA JUAN  
TRUJILLO HERNANDEZ MARIA D

**Primary Owner Address:**

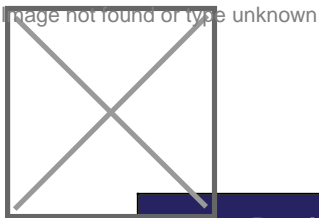
4824 VALLEY SPRINGS TRL  
FORT WORTH, TX 76244

**Deed Date:** 8/12/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219179888](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
COOL RIVER HOMES LLC	6/16/2011	<a href="#">D211146997</a>	0000000	0000000
FEDERAL NATIONAL MTG ASSN	10/5/2010	<a href="#">D210256384</a>	0000000	0000000
LAGUER MYRIAM;MUMUNI AL	6/24/2003	00168760000253	0016876	0000253
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 <sup>+</sup>
2025	\$347,736	\$70,000	\$417,736	\$417,736
2024	\$347,736	\$70,000	\$417,736	\$381,126
2023	\$354,470	\$70,000	\$424,470	\$346,478
2022	\$311,608	\$50,000	\$361,608	\$314,980
2021	\$236,345	\$50,000	\$286,345	\$286,345
2020	\$231,038	\$50,000	\$281,038	\$281,038

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.