



Address: [4101 CAPSTONE DR](#)
City: FORT WORTH
Georeference: 17395H-7-39
Subdivision: HARVEST RIDGE ADDITION
Neighborhood Code: 3K600K

Latitude: 32.970009349
Longitude: -97.2718267992
TAD Map: 2066-472
MAPSCO: TAR-008U



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HARVEST RIDGE ADDITION
Block 7 Lot 39

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
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: \$461,344

Protest Deadline Date: 7/12/2024

Site Number: 40048365

Site Name: HARVEST RIDGE ADDITION-7-39

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,145

Percent Complete: 100%

Land Sqft^{*}: 6,825

Land Acres^{*}: 0.1566

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

MEINICOFF MICHAEL J JR

Primary Owner Address:

4101 CAPSTONE DR
FORT WORTH, TX 76244

Deed Date: 10/3/2024

Deed Volume:

Deed Page:

Instrument: [D224190254](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MELNICOFF KANITHA;MENICOFF MICHAEL J JR	5/5/2023	D223080223		
GAINER CANDICE;GAINER MICHAEL S	5/9/2003	00167040000248	0016704	0000248
GOODMAN FAMILY OF BUILDERS LP	3/12/2003	00164970000401	0016497	0000401
HARVEST RIDGE LP	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	\$378,000	\$65,000	\$443,000	\$443,000
2024	\$396,344	\$65,000	\$461,344	\$461,344
2023	\$397,317	\$65,000	\$462,317	\$385,670
2022	\$323,948	\$50,000	\$373,948	\$350,609
2021	\$268,735	\$50,000	\$318,735	\$318,735
2020	\$243,543	\$50,000	\$293,543	\$293,543

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.