



Address: [4804 TRAIL HOLLOW DR](#)
City: FORT WORTH
Georeference: 1909D-3-2
Subdivision: BEAR CREEK VISTA
Neighborhood Code: 3K3001

Latitude: 32.9274309391
Longitude: -97.2812037632
TAD Map: 2066-456
MAPSCO: TAR-022P



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BEAR CREEK VISTA Block 3 Lot 2

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: 2006

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 40050491

Site Name: BEAR CREEK VISTA-3-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,321

Percent Complete: 100%

Land Sqft^{*}: 5,000

Land Acres^{*}: 0.1147

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:

XIE-WANG FAMILY TRUST

Primary Owner Address:

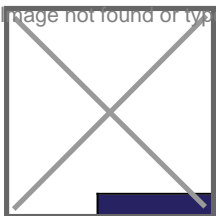
3517 VERONICA DR
FLOWER MOUND, TX 75022

Deed Date: 6/2/2022

Deed Volume:

Deed Page:

Instrument: [D222145045](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
WANG NIANQI	4/8/2016	D216077104		
RASULI ABDUL W;RASULI SIMA	5/15/2006	D206158932	0000000	0000000
HMH LIFESTYLES LP	7/23/2004	D205276798	0000000	0000000
HISTORY MAKER HOMES LLC	9/27/2002	001601800000063	0016018	0000063
METROPLEX INVESTMENT GROUP LP	1/1/2002	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 ⁺
2025	\$261,407	\$65,000	\$326,407	\$326,407
2024	\$321,861	\$65,000	\$386,861	\$386,861
2023	\$383,000	\$65,000	\$448,000	\$448,000
2022	\$290,711	\$45,000	\$335,711	\$335,711
2021	\$180,000	\$45,000	\$225,000	\$225,000
2020	\$180,000	\$45,000	\$225,000	\$225,000

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

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.