



**Address:** [4013 CEDAR FALLS DR](#)  
**City:** FORT WORTH  
**Georeference:** 44715R-75-18  
**Subdivision:** VILLAGES OF WOODLAND SPRINGS  
**Neighborhood Code:** 3K600Q

**Latitude:** 32.9431921994  
**Longitude:** -97.2759031459  
**TAD Map:** 2066-464  
**MAPSCO:** TAR-022G



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** VILLAGES OF WOODLAND SPRINGS Block 75 Lot 18

**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:** CHANDLER CROUCH (11730)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 40051161  
**Site Name:** VILLAGES OF WOODLAND SPRINGS-75-18  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,886  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 8,712  
**Land Acres<sup>\*</sup>:** 0.2000  
**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:**  
HARKINS TONYA D  
HARKINS SHANE  
**Primary Owner Address:**  
4013 CEDAR FALLS DR  
KELLER, TX 76244-6794

**Deed Date:** 4/11/2003  
**Deed Volume:** 0016653  
**Deed Page:** 0000002  
**Instrument:** 00166530000002

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FIRST TEXAS HOMES INC	12/9/2002	001630300000075	0016303	0000075
RKM PROPERTIES LTD	1/1/2002	000000000000000	0000000	0000000



## VALUES

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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	\$333,286	\$70,000	\$403,286	\$403,286
2024	\$333,286	\$70,000	\$403,286	\$403,286
2023	\$389,268	\$70,000	\$459,268	\$395,399
2022	\$310,949	\$60,000	\$370,949	\$359,454
2021	\$266,776	\$60,000	\$326,776	\$326,776
2020	\$238,360	\$60,000	\$298,360	\$298,360

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

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- 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.