



Address: [4020 BIG THICKET DR](#)
City: FORT WORTH
Georeference: 817H-12-25
Subdivision: ARCADIA PARK ADDITION
Neighborhood Code: 3K400N

Latitude: 32.898721788
Longitude: -97.3017977475
TAD Map: 2060-448
MAPSCO: TAR-035D



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

PROPERTY DATA

Legal Description: ARCADIA PARK ADDITION
Block 12 Lot 25 33.33% UNDIVIDED INTEREST
Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (90)
Site Number: 40133265
Site Name: ARCADIA PARK ADDITION Block 12 Lot 25 33.33% UNDIVIDED INTEREST
Site Class: A1 - Residential - Single Family
Parcels: 2
Approximate Size ⁺⁺⁺: 1,345
State Code: A **Percent Complete:** 100%
Year Built: 2004 **Land Sqft** ^{*}: 6,373
Personal Property Accounts ^{*}: 0.1463
Land Acres ^{*}: 0.1463
Agent: None **Pool:** N
Notice Sent
Date: 4/15/2025
Notice Value: \$88,455
Protest Deadline Date: 5/24/2024

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

OWNER INFORMATION

Current Owner:
HERNANDEZ ASCENCION
Primary Owner Address:
4020 BIG THICKET DR
FORT WORTH, TX 76244
Deed Date: 1/2/2024
Deed Volume:
Deed Page:
Instrument: [D223184944](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HERNANDEZ ASCENCION;HERNANDEZ JOSE ASCENCION;HERNANDEZ MARIA FLORA	10/13/2023	D223184944		
HERNANDEZ JOSE ACENCION;HERNANDEZ MARIA FLORA	10/12/2023	D223184944		
PEREZ CLAUDIA	9/13/2020	D222203666		
FRANCO-ESTREMER RAMON;PEREZ CLAUDIA	2/8/2020	D220036668		
FORESTIER CINDY	11/27/2019	D219275146		
FRANCO ESTREMER RAMON;PEREZ CLAUDIA	3/26/2004	D204095833	0000000	0000000
CHOICE HOMES INC	1/20/2004	D204024826	0000000	0000000
KB ARCADIA DEVELOPMENT 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	\$62,542	\$25,913	\$88,455	\$88,455
2024	\$69,050	\$18,332	\$87,382	\$87,382
2023	\$217,889	\$55,000	\$272,889	\$214,534
2022	\$177,557	\$45,000	\$222,557	\$195,031
2021	\$132,301	\$45,000	\$177,301	\$177,301
2020	\$132,924	\$45,000	\$177,924	\$177,924

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)
- HOMESTEAD DISABLED PERSON 11.13 (c)

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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.