



**Address:** [4032 TORTOISE LN](#)  
**City:** TARRANT COUNTY  
**Georeference:** 44033H-10-7  
**Subdivision:** TURTLE CREEK RANCH ADDITION  
**Neighborhood Code:** 2Y100Z

**Latitude:** 32.8285827125  
**Longitude:** -97.5071306755  
**TAD Map:** 1994-420  
**MAPSCO:** TAR-044J



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** TURTLE CREEK RANCH  
ADDITION Block 10 Lot 7

**Jurisdictions:**

TARRANT COUNTY (220)  
EMERGENCY SVCS DIST #1 (222)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
AZLE ISD (915)

**State Code:** A

**Year Built:** 2004

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Site Number:** 40135551

**Site Name:** TURTLE CREEK RANCH ADDITION-10-7

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,444

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 44,867

**Land Acres<sup>\*</sup>:** 1.0300

**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:**

HUGHES DUSTIN WAYNE  
SABOURIN MARIE

**Primary Owner Address:**

4032 TORTOISE LN  
FORT WORTH, TX 76135

**Deed Date:** 3/28/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223053007](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TURNER MICHAEL SHANE	5/10/2019	<a href="#">D219100826</a>		
DEAN KENT R	3/16/2004	<a href="#">D204086525</a>	0000000	0000000
RIO CUSTOM HOMES INC	11/25/2003	<a href="#">D203458861</a>	0000000	0000000
1886 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 <sup>+</sup>
2025	\$413,096	\$82,950	\$496,046	\$496,046
2024	\$413,096	\$82,950	\$496,046	\$496,046
2023	\$417,050	\$82,950	\$500,000	\$500,000
2022	\$369,421	\$42,950	\$412,371	\$412,371
2021	\$353,626	\$42,950	\$396,576	\$396,576
2020	\$321,643	\$35,750	\$357,393	\$357,393

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.