

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 40135594

Address: 4020 TORTOISE LN

City: TARRANT COUNTY

Georeference: 44033H-10-10

Subdivision: TURTLE CREEK RANCH ADDITION

Neighborhood Code: 2Y100Z

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



## **PROPERTY DATA**

Legal Description: TURTLE CREEK RANCH

ADDITION Block 10 Lot 10

**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: 2003

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 40135594

Site Name: TURTLE CREEK RANCH ADDITION-10-10

Latitude: 32.8285120324

**TAD Map:** 1994-420 **MAPSCO:** TAR-044J

Longitude: -97.5086968213

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,418
Percent Complete: 100%

Land Sqft\*: 42,689 Land Acres\*: 0.9800

Pool: N

+++ Rounded.

## **OWNER INFORMATION**

 Current Owner:
 Deed Date: 1/27/2004

 YAEGER RICHARD A
 Deed Volume: 0000000

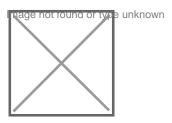
 Primary Owner Address:
 Deed Page: 0000000

 4020 TORTOISE LN
 Instrument: D204032190

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KENNETH L MERRITT CONST CO	6/6/2003	00168210000118	0016821	0000118
1886 LP	1/1/2002	00000000000000	0000000	0000000

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



**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	\$412,367	\$82,200	\$494,567	\$494,567
2024	\$412,367	\$82,200	\$494,567	\$494,567
2023	\$428,360	\$82,200	\$510,560	\$452,736
2022	\$369,378	\$42,200	\$411,578	\$411,578
2021	\$353,838	\$42,200	\$396,038	\$392,302
2020	\$322,338	\$34,300	\$356,638	\$356,638

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.