



**Address:** [4004 TORTOISE LN](#)  
**City:** TARRANT COUNTY  
**Georeference:** 44033H-10-14  
**Subdivision:** TURTLE CREEK RANCH ADDITION  
**Neighborhood Code:** 2Y100Z

**Latitude:** 32.8282719247  
**Longitude:** -97.5106506824  
**TAD Map:** 1994-420  
**MAPSCO:** TAR-044N



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 14

**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:** TEXAS TAX PROTEST (05909)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$477,926

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

**Site Number:** 40135632

**Site Name:** TURTLE CREEK RANCH ADDITION-10-14

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,991

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 45,302

**Land Acres<sup>\*</sup>:** 1.0399

**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:**

WARE MARK J

WARE JOANNA K

**Primary Owner Address:**

4004 TORTOISE LN

FORT WORTH, TX 76135-5379

**Deed Date:** 7/19/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217165452](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ADAMS ROBERT E II	3/8/2005	<a href="#">D205069252</a>	0000000	0000000
MEARSTONE PROPERTIES LP	9/13/2004	<a href="#">D204299407</a>	0000000	0000000
1886 LP	1/1/2002	0000000000000000	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	\$394,826	\$83,100	\$477,926	\$473,366
2024	\$394,826	\$83,100	\$477,926	\$430,333
2023	\$394,900	\$83,100	\$478,000	\$391,212
2022	\$363,106	\$43,100	\$406,206	\$355,647
2021	\$293,626	\$43,100	\$336,726	\$323,315
2020	\$257,923	\$36,000	\$293,923	\$293,923

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.