



**Address:** [4535 VILLAGE CREEK RD](#)  
**City:** FORT WORTH  
**Georeference:** 44685-3R-3R1  
**Subdivision:** VILLAGE CREEK IND PK ADDITION  
**Neighborhood Code:** WH-Southeast Fort Worth General

**Latitude:** 32.6970816331  
**Longitude:** -97.2479704434  
**TAD Map:** 2072-372  
**MAPSCO:** TAR-093B



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** VILLAGE CREEK IND PK  
ADDITION Block 3R Lot 3R1

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905)

**State Code:** C1C

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$136,125

**Protest Deadline Date:** 5/31/2024

**Site Number:** 80836216  
**Site Name:** VACANT LAND - COMMERCIAL  
**Site Class:** LandVacantComm - Vacant Land -Commercial  
**Parcels:** 1  
**Primary Building Name:**  
**Primary Building Type:**  
**Gross Building Area<sup>+++</sup>:** 0  
**Net Leasable Area<sup>+++</sup>:** 0  
**Percent Complete:** 0%  
**Land Sqft<sup>\*</sup>:** 108,900  
**Land Acres<sup>\*</sup>:** 2.5000  
**Pool:** N

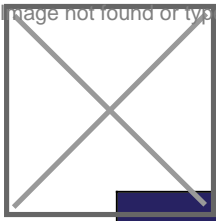
+++ Rounded.

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

**OWNER INFORMATION**

**Current Owner:**  
S & A LEASING LLC  
**Primary Owner Address:**  
1101 WHISPERING SPRING CT  
BURLESON, TX 76028

**Deed Date:** 7/9/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224121369](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
LAWHON CHARLES W	3/20/2015	<a href="#">D215057111</a>		
LAWHON INC	12/4/2009	<a href="#">D209317395</a>	0000000	0000000
MORSHED AMIR;MORSHED HALEH	11/3/2004	<a href="#">D204345224</a>	0000000	0000000
SRI KRISHNA LLC	1/1/2003	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	\$0	\$136,125	\$136,125	\$136,125
2024	\$0	\$136,125	\$136,125	\$136,125
2023	\$0	\$136,125	\$136,125	\$136,125
2022	\$0	\$136,125	\$136,125	\$136,125
2021	\$0	\$136,125	\$136,125	\$136,125
2020	\$0	\$136,125	\$136,125	\$136,125

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

There are no exemptions for this property

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.