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**Address:** [4317 THORP LN](#)

**City:** FORT WORTH

**Georeference:** 17781C-43-4

**Subdivision:** HERITAGE ADDITION-FORT WORTH

**Neighborhood Code:** 3K500F

**Latitude:** 32.919711882

**Longitude:** -97.2924697568

**TAD Map:** 2060-452

**MAPSCO:** TAR-022S



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

## PROPERTY DATA

**Legal Description:** HERITAGE ADDITION-FORT WORTH Block 43 Lot 4

**Jurisdictions:**

CITY OF FORT WORTH (026)

TARRANT COUNTY (220)

TARRANT REGIONAL WATER DISTRICT (223)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

CFW PID #7 HERITAGE - RESIDENTIAL (608)

KELLER ISD (907)

**State Code:** A

**Year Built:** 2007

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 40323854

**Site Name:** HERITAGE ADDITION-FORT WORTH-43-4

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,488

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,160

**Land Acres<sup>\*</sup>:** 0.1414

**Pool:** Y

<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:**

UHUNOMA OSARETIN

UHUNOMA NORIODE

**Primary Owner Address:**

11202 N UNIVERSITY AVE

OKLAHOMA CITY, OK 73114

**Deed Date:** 3/16/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223046381](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HPA BORROWER 2016-1 LLC	6/7/2018	<a href="#">D218124068</a>		
HP TEXAS I LLC	10/28/2015	<a href="#">D215252187</a>		
SER TEXAS LLC	5/2/2014	<a href="#">D214092019</a>	0000000	0000000
CLARKE AMANDA C;CLARKE GAVIN C	3/31/2008	<a href="#">D208115024</a>	0000000	0000022
WRH TEXAS LP	12/7/2006	<a href="#">D206391053</a>	0000000	0000000
MHI PARTNERSHIP LTD	2/15/2006	<a href="#">D206051670</a>	0000000	0000000
RAH OF TEXAS LP	6/17/2005	<a href="#">D205197719</a>	0000000	0000000
NORTH FW DEVELOPMENT JV	8/28/2003	<a href="#">D204035373</a>	0000000	0000000
SHEFFIELD L P	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	\$477,563	\$80,000	\$557,563	\$557,563
2024	\$477,563	\$80,000	\$557,563	\$557,563
2023	\$502,183	\$80,000	\$582,183	\$582,183
2022	\$385,466	\$55,000	\$440,466	\$440,466
2021	\$283,000	\$55,000	\$338,000	\$338,000
2020	\$263,429	\$55,000	\$318,429	\$318,429

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.