



**Address:** [4501 BUTTERFLY WAY](#)  
**City:** FORT WORTH  
**Georeference:** 44732G-3-1  
**Subdivision:** VISTA MEADOWS NORTH  
**Neighborhood Code:** 3K300X

**Latitude:** 32.924791153  
**Longitude:** -97.2886395671  
**TAD Map:** 2060-456  
**MAPSCO:** TAR-022N



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** VISTA MEADOWS NORTH  
Block 3 Lot 1

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KELLER ISD (907)

**State Code:** A

**Year Built:** 2005

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

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

**Site Number:** 40690830

**Site Name:** VISTA MEADOWS NORTH-3-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,975

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 4,350

**Land Acres<sup>\*</sup>:** 0.0998

**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:**

OPEL FAMILY TRUST

**Primary Owner Address:**

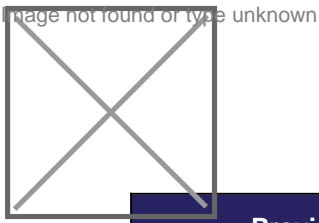
428 BRIDGEWATER PL  
FLOWER MOUND, TX 75028

**Deed Date:** 11/21/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222274404](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
OPEL CHRISTINA;OPEL ROY LEE	8/28/2012	<a href="#">D212212519</a>	0000000	0000000
JOHNSON ALVIN	3/30/2006	<a href="#">D206099751</a>	0000000	0000000
PULTE HOMES OF TEXAS LP	1/1/2004	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	\$242,359	\$65,000	\$307,359	\$307,359
2024	\$308,780	\$65,000	\$373,780	\$373,780
2023	\$344,270	\$65,000	\$409,270	\$409,270
2022	\$326,515	\$45,000	\$371,515	\$371,515
2021	\$214,762	\$45,000	\$259,762	\$259,762
2020	\$214,762	\$45,000	\$259,762	\$259,762

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.