

Tarrant Appraisal District

Property Information | PDF Account Number: 40690849

Address: 4509 BUTTERFLY WAY

City: FORT WORTH
Georeference: 44732G-3-2

Subdivision: VISTA MEADOWS NORTH

Neighborhood Code: 3K300X

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

PROPERTY DATA

Legal Description: VISTA MEADOWS NORTH

Block 3 Lot 2

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: None

Protest Deadline Date: 5/24/2024

Site Number: 40690849

Latitude: 32.9247879804

TAD Map: 2060-456 **MAPSCO:** TAR-022N

Longitude: -97.2884673028

Site Name: VISTA MEADOWS NORTH-3-2 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,760
Percent Complete: 100%

Land Sqft*: 5,000 Land Acres*: 0.1147

Pool: N

+++ Rounded.

OWNER INFORMATION

 Current Owner:
 Deed Date: 7/20/2007

 DUNCAN PAMELA
 Deed Volume: 0000000

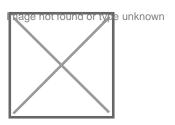
 Primary Owner Address:
 Deed Page: 0000000

 4509 BUTTERFLY WAY
 Instrument: D207254183

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ADAMS SIERRA M	3/15/2006	D206081318	0000000	0000000
PULTE HOMES OF TEXAS LP	1/1/2004	00000000000000	0000000	0000000

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^{*} 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	\$236,319	\$65,000	\$301,319	\$301,319
2024	\$236,319	\$65,000	\$301,319	\$301,319
2023	\$275,487	\$65,000	\$340,487	\$292,041
2022	\$237,584	\$45,000	\$282,584	\$265,492
2021	\$196,356	\$45,000	\$241,356	\$241,356
2020	\$175,510	\$45,000	\$220,510	\$220,510

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