



Address: [4009 SAINT CHRISTIAN ST](#)
City: FORT WORTH
Georeference: 18400-1-3
Subdivision: JEAN HILLS ADDITION
Neighborhood Code: 1H050H

Latitude: 32.6891527558
Longitude: -97.2981830159
TAD Map: 2060-368
MAPSCO: TAR-091H



Google Map or type unknown

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

PROPERTY DATA

Legal Description: JEAN HILLS ADDITION Block 1
Lot 3

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: A

Year Built: 2009

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 40715213

Site Name: JEAN HILLS ADDITION-1-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,165

Percent Complete: 100%

Land Sqft^{*}: 5,250

Land Acres^{*}: 0.1205

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:

CRUZ JOHNNY R

CRUZ DONNA

Primary Owner Address:

4009 SAINT CHRISTIAN ST
FORT WORTH, TX 76119

Deed Date: 6/24/2016

Deed Volume:

Deed Page:

Instrument: [D216138365](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BUCHANAN LARRY;BUCHANAN SANDRA	7/22/2009	D209201259	0000000	0000000
GOPHERWOOD CONSTRUCTION INC	2/18/2009	D209057375	0000000	0000000
BIG SKY INVESTMENTS LLC	12/29/2008	D208469696	0000000	0000000
JPMORGAN CHASE BANK NA	5/24/2008	D208245806	0000000	0000000
TEXAS HSG & ECONOMIC RES INC	1/1/2005	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 ⁺
2025	\$159,492	\$15,750	\$175,242	\$175,242
2024	\$159,492	\$15,750	\$175,242	\$175,242
2023	\$189,496	\$15,750	\$205,246	\$175,971
2022	\$149,974	\$10,000	\$159,974	\$159,974
2021	\$141,146	\$10,000	\$151,146	\$151,146
2020	\$128,204	\$10,000	\$138,204	\$138,204

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)
- DISABLED VET 70 to 99 PCT 11.22

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.