



Address: [4940 TRAIL CREEK DR](#)
City: FORT WORTH
Georeference: 1909D-9-8
Subdivision: BEAR CREEK VISTA
Neighborhood Code: 3K3001

Latitude: 32.9244576496
Longitude: -97.2767795654
TAD Map: 2066-456
MAPSCO: TAR-022Q



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BEAR CREEK VISTA Block 9 Lot 8

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: 40728218

Site Name: BEAR CREEK VISTA Block 9 Lot 8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,654

Percent Complete: 100%

Land Sqft^{*}: 5,000

Land Acres^{*}: 0.1147

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 FRANKLIN

Primary Owner Address:

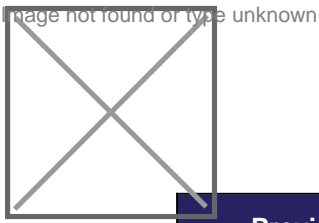
4940 TRAIL CREEK DR
FORT WORTH, TX 76244

Deed Date: 1/18/2022

Deed Volume:

Deed Page:

Instrument: [D222015888](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHEGUEN MARCO T	1/9/2006	D206044307	0000000	0000000
HMH LIFESTYLES LP	6/21/2005	D205191912	0000000	0000000
JABEZ DEVELOPMENT LP	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	\$200,437	\$70,000	\$270,437	\$270,437
2024	\$216,333	\$65,000	\$281,333	\$281,333
2023	\$265,922	\$65,000	\$330,922	\$330,922
2022	\$98,106	\$22,500	\$120,606	\$108,172
2021	\$75,838	\$22,500	\$98,338	\$98,338
2020	\$76,193	\$22,500	\$98,693	\$95,987

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.