



**Address:** [4012 CANE RIVER RD](#)  
**City:** FORT WORTH  
**Georeference:** 817H-13-24  
**Subdivision:** ARCADIA PARK ADDITION  
**Neighborhood Code:** 3K400N

**Latitude:** 32.8959224883  
**Longitude:** -97.3021590097  
**TAD Map:** 2060-444  
**MAPSCO:** TAR-035H



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** ARCADIA PARK ADDITION  
Block 13 Lot 24

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2007

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 40821471

**Site Name:** ARCADIA PARK ADDITION-13-24

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,504

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,227

**Land Acres<sup>\*</sup>:** 0.1199

**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:**

LE NGOC P

TO KIM H

**Primary Owner Address:**

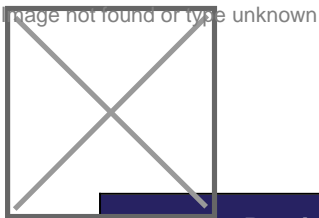
4012 CANE RIVER RD  
KELLER, TX 76244-5936

**Deed Date:** 5/16/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217110638](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
TO HAI	11/19/2007	<a href="#">D207418105</a>	0000000	0000000
FIRST MORTGAGE OF AMERICA LTD	10/24/2006	<a href="#">D206338766</a>	0000000	0000000
MYRAN CORPORATION	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 <sup>+</sup>
2025	\$222,857	\$55,000	\$277,857	\$277,857
2024	\$222,857	\$55,000	\$277,857	\$277,857
2023	\$234,436	\$55,000	\$289,436	\$289,436
2022	\$190,770	\$45,000	\$235,770	\$235,770
2021	\$141,215	\$45,000	\$186,215	\$186,215
2020	\$141,215	\$45,000	\$186,215	\$181,500

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.