



Address: [4324 ESTANCIA WAY](#)
City: TARRANT COUNTY
Georeference: 12882-1-1
Subdivision: ESTANCIA
Neighborhood Code: 2Y100V

Latitude: 32.8165634765
Longitude: -97.5078956643
TAD Map: 1994-416
MAPSCO: TAR-044S



Google Map or type unknown

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

PROPERTY DATA

Legal Description: ESTANCIA Block 1 Lot 1

Jurisdictions:

TARRANT COUNTY (220)
EMERGENCY SVCS DIST #1 (222)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
WHITE SETTLEMENT ISD (920)

State Code: A

Year Built: 2020

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$978,602

Protest Deadline Date: 5/24/2024

Site Number: 40847667

Site Name: ESTANCIA-1-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,408

Percent Complete: 100%

Land Sqft^{*}: 44,431

Land Acres^{*}: 1.0199

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

CRADDOCK CAVAN
CRADDOCK TAMMY

Primary Owner Address:

4324 ESTANCIA WAY
FORT WORTH, TX 76108

Deed Date: 1/29/2020

Deed Volume:

Deed Page:

Instrument: [D220026653](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GOODSON SERVICES LLC	12/26/2008	D208469088	0000000	0000000
SIGALA VENTURES INC	8/9/2005	D205366977	0000000	0000000
OMNI QUEST VENTURES 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	\$895,802	\$82,800	\$978,602	\$978,602
2024	\$895,802	\$82,800	\$978,602	\$873,960
2023	\$897,957	\$82,800	\$980,757	\$794,509
2022	\$679,481	\$42,800	\$722,281	\$722,281
2021	\$681,121	\$60,000	\$741,121	\$741,121
2020	\$0	\$60,000	\$60,000	\$60,000

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

- DISABLED VET 100 PCT 11.131
- 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.