



**Address:** [4225 ESTANCIA WAY](#)  
**City:** TARRANT COUNTY  
**Georeference:** 12882-2-7  
**Subdivision:** ESTANCIA  
**Neighborhood Code:** 2Y100V

**Latitude:** 32.8159792948  
**Longitude:** -97.509938861  
**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 2 Lot 7

**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:** 2008

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$796,101

**Protest Deadline Date:** 7/12/2024

**Site Number:** 40847985

**Site Name:** ESTANCIA-2-7

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,674

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 46,609

**Land Acres<sup>\*</sup>:** 1.0699

**Pool:** Y

<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:**

DEVITO FRANK J & EDIE D TRUST

**Primary Owner Address:**

4225 ESTANCIA WAY  
FORT WORTH, TX 76108

**Deed Date:** 3/5/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218048258](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GISI GARY;GISI PATRICIA	10/3/2007	<a href="#">D207364078</a>	0000000	0000000
BENT CREEK CUSTOM HOMES INC	4/3/2006	<a href="#">D206097134</a>	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 <sup>+</sup>
2025	\$712,551	\$83,550	\$796,101	\$775,601
2024	\$712,551	\$83,550	\$796,101	\$705,092
2023	\$715,700	\$83,550	\$799,250	\$640,993
2022	\$539,171	\$43,550	\$582,721	\$582,721
2021	\$541,557	\$60,000	\$601,557	\$601,557
2020	\$543,941	\$60,000	\$603,941	\$603,941

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.