



Address: [4113 ESTANCIA WAY](#)
City: TARRANT COUNTY
Georeference: 12882-2-11
Subdivision: ESTANCIA
Neighborhood Code: 2Y100V

Latitude: 32.81428768
Longitude: -97.5098566962
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 11

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: 2007

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$883,576

Protest Deadline Date: 5/24/2024

Site Number: 40848027

Site Name: ESTANCIA-2-11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,442

Percent Complete: 100%

Land Sqft^{*}: 54,886

Land Acres^{*}: 1.2600

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:

YARBROUGH STEPHEN
YARBROUGH DIANA

Primary Owner Address:

4113 ESTANCIA WAY
FORT WORTH, TX 76101

Deed Date: 8/7/2015

Deed Volume:

Deed Page:

Instrument: [D215176703](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-----------------------------------|-----------|----------------------------|-------------|-----------|
| YARBROUGH DIANA;YARBROUGH STEPHEN | 8/7/2015 | D215176703 | | |
| PARISH MELANIE;PARISH MICHAEL | 12/6/2006 | D206390046 | 0000000 | 0000000 |
| RLY INVESTMENTS INC | 11/7/2005 | D205361367 | 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 | \$797,176 | \$86,400 | \$883,576 | \$873,453 |
| 2024 | \$797,176 | \$86,400 | \$883,576 | \$794,048 |
| 2023 | \$800,927 | \$86,400 | \$887,327 | \$721,862 |
| 2022 | \$609,838 | \$46,400 | \$656,238 | \$656,238 |
| 2021 | \$612,680 | \$60,000 | \$672,680 | \$672,680 |
| 2020 | \$615,522 | \$60,000 | \$675,522 | \$675,522 |

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.