



Address: [4613 VAN ZANDT DR](#)
City: FORT WORTH
Georeference: 17781C-52-25
Subdivision: HERITAGE ADDITION-FORT WORTH
Neighborhood Code: 3K800A

Latitude: 32.9054423235
Longitude: -97.2853000174
TAD Map: 2060-448
MAPSCO: TAR-036B



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HERITAGE ADDITION-FORT WORTH Block 52 Lot 25

Jurisdictions:

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- CFW PID #7 HERITAGE - RESIDENTIAL (608)
- KELLER ISD (907)

State Code: A

Year Built: 2006

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 40897273
Site Name: HERITAGE ADDITION-FORT WORTH-52-25
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,164
Percent Complete: 100%
Land Sqft^{*}: 6,534
Land Acres^{*}: 0.1500
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:

HAHN TANYA K

Primary Owner Address:

4613 VAN ZANDT DR
FORT WORTH, TX 76244-6188

Deed Date: 7/26/2013
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D213198569](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
THOMPSON JEFFREY;THOMPSON MARISA	12/21/2006	D206407700	0000000	0000000
STANDARD PACIFIC OF TEXAS LP	1/1/2005	0000000000000000	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	\$295,593	\$75,000	\$370,593	\$370,593
2024	\$295,593	\$75,000	\$370,593	\$370,593
2023	\$350,874	\$75,000	\$425,874	\$355,167
2022	\$268,772	\$65,000	\$333,772	\$322,879
2021	\$228,526	\$65,000	\$293,526	\$293,526
2020	\$204,700	\$65,000	\$269,700	\$269,700

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.