



**Address:** [4545 WILLOW ROCK LN](#)  
**City:** FORT WORTH  
**Georeference:** 42205-9-12  
**Subdivision:** TIMBERLAND-FT WORTH  
**Neighborhood Code:** 3K600L

**Latitude:** 32.9626127483  
**Longitude:** -97.2605658294  
**TAD Map:** 2072-468  
**MAPSCO:** TAR-009W



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** TIMBERLAND-FT WORTH Block  
9 Lot 12

**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:** 2006

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 40913414

**Site Name:** TIMBERLAND-FT WORTH-9-12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,105

**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:**

LI ZAIKAI

**Primary Owner Address:**

4843 COLLEYVILLE BLVD SUITE 251-197  
COLLEYVILLE, TX 76034

**Deed Date:** 7/17/2012

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D212172500](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AVETTANT ANTHONY;AVETTANT J D	12/20/2006	<a href="#">D207005621</a>	0000000	0000000
CENTEX HOMES	1/1/2005	000000000000000	0000000	0000000



## VALUES

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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	\$264,000	\$65,000	\$329,000	\$329,000
2024	\$264,000	\$65,000	\$329,000	\$329,000
2023	\$264,000	\$65,000	\$329,000	\$329,000
2022	\$236,416	\$50,000	\$286,416	\$286,416
2021	\$184,894	\$50,000	\$234,894	\$234,894
2020	\$160,000	\$50,000	\$210,000	\$210,000

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

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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.