



**Address:** [4925 FRIEDMAN LN](#)  
**City:** FORT WORTH  
**Georeference:** 17781C-61-45  
**Subdivision:** HERITAGE ADDITION-FORT WORTH  
**Neighborhood Code:** 3K800A

**Latitude:** 32.9059426398  
**Longitude:** -97.2802824553  
**TAD Map:** 2066-448  
**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 61 Lot 45

**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:** 2007

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Site Number:** 41164660

**Site Name:** HERITAGE ADDITION-FORT WORTH-61-45

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,384

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,600

**Land Acres<sup>\*</sup>:** 0.1515

**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:**

JAMES SEAN  
JAMES ARIANA L

**Primary Owner Address:**

9808 BROILES LN  
FORT WORTH, TX 76244

**Deed Date:** 9/23/2009

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D209257864](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BAILEY HEATHER;BAILEY TIMOTHY	6/5/2007	<a href="#">D207208878</a>	0000000	0000000
MORRISON HOMES OF TEXAS	1/1/2006	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	\$306,906	\$75,000	\$381,906	\$381,906
2024	\$306,906	\$75,000	\$381,906	\$381,906
2023	\$363,456	\$75,000	\$438,456	\$438,456
2022	\$279,020	\$65,000	\$344,020	\$344,020
2021	\$215,117	\$65,000	\$280,117	\$280,117
2020	\$215,117	\$65,000	\$280,117	\$280,117

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

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.