



**Address:** [4301 ESTANCIA WAY](#)  
**City:** TARRANT COUNTY  
**Georeference:** 12882-2-3R  
**Subdivision:** ESTANCIA  
**Neighborhood Code:** 2Y100V

**Latitude:** 32.817628479  
**Longitude:** -97.5095140398  
**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 3R

**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:** 2024  
**Personal Property Account:** N/A  
**Agent:** THOMAS HEINZ (X1454)  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$1,647,572  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 41184459  
**Site Name:** ESTANCIA-2-3R  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size+++:** 5,370  
**Percent Complete:** 100%  
**Land Sqft :** 60,548  
**Land Acres\*:** 1.3899  
**Pool:** Y

+++ Rounded.  
\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

**OWNER INFORMATION**

**Current Owner:**  
BRAGDON EMIL  
**Primary Owner Address:**  
609 AVIATOR DR  
FORT WORTH, TX 76179

**Deed Date:** 2/26/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221054687](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LEACH SHEILA;LEACH STEPHEN	4/11/2007	<a href="#">D207128741</a>	0000000	0000000
OMNI QUEST VENTURES INC	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	\$877,200	\$117,800	\$995,000	\$949,132
2024	\$0	\$59,943	\$59,943	\$59,943
2023	\$0	\$59,943	\$59,943	\$59,943
2022	\$0	\$48,350	\$48,350	\$48,350
2021	\$0	\$60,000	\$60,000	\$60,000
2020	\$0	\$60,000	\$60,000	\$60,000

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

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.