



Address: [4662 SIDONIA CT](#)
City: FORT WORTH
Georeference: 26499-5-3
Subdivision: MONTSEERRAT
Neighborhood Code: 4W004C

Latitude: 32.7051114577
Longitude: -97.4791207196
TAD Map: 2006-376
MAPSCO: TAR-072Z



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MONTSEERRAT Block 5 Lot 3

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: A

Year Built: 2015

Personal Property Account: N/A

Agent: UPTG (00670)

Notice Sent Date: 4/15/2025

Notice Value: \$1,570,229

Protest Deadline Date: 5/24/2024

Site Number: 41211928

Site Name: MONTSEERRAT-5-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,609

Percent Complete: 100%

Land Sqft^{*}: 14,810

Land Acres^{*}: 0.3399

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:

CRAINE JEFFREY DANIEL

Primary Owner Address:

4662 SIDONIA CT
FORT WORTH, TX 76126

Deed Date: 2/6/2017

Deed Volume:

Deed Page:

Instrument: [D217028107](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|----------------------------|-----------|----------------------------|-------------|-----------|
| ALLEGIANT CUSTOM HOMES LLC | 10/6/2014 | D214222325 | | |
| BLAND JOHN | 5/14/2013 | D213126522 | 0000000 | 0000000 |
| COUTO HOMES INC | 6/13/2012 | D212143987 | 0000000 | 0000000 |
| THMC INVESTMENTS SOUTH LP | 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 ⁺ |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$1,335,229 | \$235,000 | \$1,570,229 | \$1,324,292 |
| 2024 | \$1,335,229 | \$235,000 | \$1,570,229 | \$1,203,902 |
| 2023 | \$1,151,993 | \$235,000 | \$1,386,993 | \$1,094,456 |
| 2022 | \$785,157 | \$235,000 | \$1,020,157 | \$928,400 |
| 2021 | \$642,750 | \$201,250 | \$844,000 | \$844,000 |
| 2020 | \$629,179 | \$201,250 | \$830,429 | \$830,429 |

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.