



Address: [4116 LAS COLINA DR](#)
City: FORT WORTH
Georeference: 23043E-4-5
Subdivision: LA FRONTERA-FORT WORTH
Neighborhood Code: 2N400D

Latitude: 32.9000211583
Longitude: -97.4499864936
TAD Map: 2012-448
MAPSCO: TAR-031D



Google Map or type unknown

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

PROPERTY DATA

Legal Description: LA FRONTERA-FORT WORTH
Block 4 Lot 5

Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EAGLE MTN-SAGINAW ISD (918)

State Code: A
Year Built: 2018
Personal Property Account: N/A
Agent: CHANDLER CROUCH (11730)
Protest Deadline Date: 5/24/2024

Site Number: 800015909
Site Name: LA FRONTERA-FORT WORTH 4 5
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,608
Percent Complete: 100%
Land Sqft^{*}: 12,501
Land Acres^{*}: 0.2870
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:
SPENCER JON RYAN
SPENCER SHANNON
Primary Owner Address:
4116 LAS COLINA DR
FORT WORTH, TX 76179

Deed Date: 10/30/2018
Deed Volume:
Deed Page:
Instrument: [D218243183](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FIRST TEXAS HOMES INC	3/28/2018	D218068527		



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	\$411,778	\$140,000	\$551,778	\$551,778
2024	\$411,778	\$140,000	\$551,778	\$551,778
2023	\$535,000	\$125,000	\$660,000	\$546,766
2022	\$372,060	\$125,000	\$497,060	\$497,060
2021	\$345,000	\$125,000	\$470,000	\$470,000
2020	\$323,746	\$125,000	\$448,746	\$448,746

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.