

Tarrant Appraisal District

Property Information | PDF

Account Number: 42192232

Address: 4116 LAS COLINA DR

City: FORT WORTH

Georeference: 23043E-4-5

Subdivision: LA FRONTERA-FORT WORTH

Neighborhood Code: 2N400D

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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

Latitude: 32.9000211583

TAD Map: 2012-448 MAPSCO: TAR-031D

Longitude: -97.4499864936

Site Name: LA FRONTERA-FORT WORTH 45 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

OWNER INFORMATION

Current Owner:

SPENCER JON RYAN **Deed Date: 10/30/2018** SPENCER SHANNON

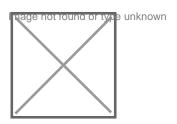
Deed Volume: Primary Owner Address: Deed Page: 4116 LAS COLINA DR

Instrument: D218243183 FORT WORTH, TX 76179

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

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^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



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.

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.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.