



Address: [4152 LAS COLINA DR](#)
City: FORT WORTH
Georeference: 23043E-4-13
Subdivision: LA FRONTERA-FORT WORTH
Neighborhood Code: 2N400D

Latitude: 32.9011287026
Longitude: -97.4516308493
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 13

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: OWNWELL INC (12140)

Notice Sent Date: 5/1/2025

Notice Value: \$842,875

Protest Deadline Date: 5/24/2024

Site Number: 800015922

Site Name: LA FRONTERA-FORT WORTH 4 13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,932

Percent Complete: 100%

Land Sqft^{*}: 13,285

Land Acres^{*}: 0.3050

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:

LANCE PROPERTIES LLC

Primary Owner Address:

670 E ETHAN DR
WEATHERFORD, TX 76087

Deed Date: 3/28/2025

Deed Volume:

Deed Page:

Instrument: [D225060371](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LANCE DAVID LEE;LANCE FELICIA D	3/27/2019	D219062441		
FIRST TEXAS HOMES INC	7/18/2018	D21815968		

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	\$702,875	\$140,000	\$842,875	\$842,875
2024	\$702,875	\$140,000	\$842,875	\$789,040
2023	\$774,629	\$125,000	\$899,629	\$717,309
2022	\$527,099	\$125,000	\$652,099	\$652,099
2021	\$505,974	\$125,000	\$630,974	\$630,974
2020	\$474,141	\$125,000	\$599,141	\$599,141

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.