



Address: [4917 IVY CHARM WAY](#)
City: FORT WORTH
Georeference: 34270-3R-15R
Subdivision: RIDGE, THE
Neighborhood Code: 2C040A

Latitude: 32.7571400689
Longitude: -97.3961386718
TAD Map: 2030-396
MAPSCO: TAR-061X



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RIDGE, THE Block 3R Lot 15R

Jurisdictions:

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- CASTLEBERRY ISD (917)

State Code: A

Year Built: 2022

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 800050027
Site Name: RIDGE, THE 3 15R
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,996
Percent Complete: 100%
Land Sqft^{*}: 1,947
Land Acres^{*}: 0.0447
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:

KANZ AMANDA
KANZ ZACHERY

Primary Owner Address:

4917 IVY CHARM WAY
FORT WORTH, TX 76114

Deed Date: 6/28/2022
Deed Volume:
Deed Page:
Instrument: [D222181349](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WEEKLEY HOMES LLC	5/10/2021	D221133245		

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	\$569,408	\$48,675	\$618,083	\$618,083
2024	\$569,408	\$48,675	\$618,083	\$618,083
2023	\$556,027	\$100,000	\$656,027	\$656,027
2022	\$0	\$70,000	\$70,000	\$70,000
2021	\$0	\$70,000	\$70,000	\$70,000
2020	\$0	\$70,000	\$70,000	\$70,000

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

- 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.