



**Address:** [4802 TRADITION ST](#)  
**City:** HALTOM CITY  
**Georeference:** 17831-B-23  
**Subdivision:** HERITAGE VILLAGE  
**Neighborhood Code:** 3H010J

**Latitude:** 32.83295065  
**Longitude:** -97.2710768147  
**TAD Map:** 2066-424  
**MAPSCO:** TAR-050L



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** HERITAGE VILLAGE Block B Lot 23

**Jurisdictions:**  
HALTOM CITY (027)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
BIRDEVILLE ISD (902)

**State Code:** A  
**Year Built:** 2021  
**Personal Property Account:** N/A  
**Agent:** OWNWELL INC (12140)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 800065610  
**Site Name:** HERITAGE VILLAGE Block B Lot 23  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,382  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 3,465  
**Land Acres<sup>\*</sup>:** 0.0795  
**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**  
DAMANI ARIFA  
CHARANIA RUSHAN  
**Primary Owner Address:**  
4802 TRADITION ST  
HALTOM CITY, TX 76117

**Deed Date:** 8/31/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223159159](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OCH LIFESTYLE HOMES LLC	8/2/2021	<a href="#">D221188620</a>		

## 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 <sup>+</sup>
2025	\$273,861	\$70,000	\$343,861	\$343,861
2024	\$353,026	\$70,000	\$423,026	\$423,026
2023	\$203,063	\$87,500	\$290,563	\$290,563
2022	\$266,340	\$87,500	\$353,840	\$353,840
0	\$0	\$0	\$0	\$0

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

There are no exemptions for this property

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.