



**Address:** [4812 SASSAFRAS DR](#)  
**City:** FORT WORTH  
**Georeference:** 20731-6-4  
**Subdivision:** HULEN TRACT  
**Neighborhood Code:** 4S0043

**Latitude:** 32.5991836884  
**Longitude:** -97.3987701569  
**TAD Map:** 2030-336  
**MAPSCO:** TAR-117A



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** HULEN TRACT Block 6 Lot 4

**Jurisdictions:**

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- CROWLEY ISD (912)

**State Code:** A

**Year Built:** 2022

**Personal Property Account:** N/A

**Agent:** ABDALLAH NATSHEH (X1320)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 800064114  
**Site Name:** HULEN TRACT Block 6 Lot 4  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,694  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,316  
**Land Acres<sup>\*</sup>:** 0.1450  
**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:**

NATSHEH NASR

**Primary Owner Address:**

4812 SASSAFRAS DR  
FORT WORTH, TX 76036

**Deed Date:** 9/22/2022  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D222234201](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
IMPRESSION HOMES LLC	4/1/2022	<a href="#">D222091905</a>		
SJ ROSEMARY DEVELOPMENT LP	12/10/2021	PCAD202148558		

**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	\$355,808	\$60,000	\$415,808	\$415,808
2024	\$355,808	\$60,000	\$415,808	\$415,808
2023	\$367,728	\$60,000	\$427,728	\$427,728
2022	\$0	\$42,000	\$42,000	\$42,000
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

- 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.