



Address: [4820 SASSAFRAS DR](#)
City: FORT WORTH
Georeference: 20731-6-6
Subdivision: HULEN TRACT
Neighborhood Code: 4S0043

Latitude: 32.5991831619
Longitude: -97.3990953963
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 6

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: None

Protest Deadline Date: 5/24/2024

Site Number: 800064105
Site Name: HULEN TRACT Block 6 Lot 6
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,607
Percent Complete: 100%
Land Sqft^{*}: 6,360
Land Acres^{*}: 0.1460
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:

BREGARD ELIZABETH G

Primary Owner Address:

4820 SASSAFRAS DR
FORT WORTH, TX 76036

Deed Date: 9/9/2022
Deed Volume:
Deed Page:
Instrument: [D222224463](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
IMPRESSION HOMES LLC	4/7/2022	D222095081		
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 ⁺
2025	\$241,610	\$60,000	\$301,610	\$301,610
2024	\$241,610	\$60,000	\$301,610	\$301,610
2023	\$260,439	\$60,000	\$320,439	\$320,439
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.