



## LOCATION

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**Address:** [4617 TRAIL LAKE DR](#)  
**City:** FORT WORTH  
**Georeference:** 39460-2-12  
**Subdivision:** SOUTH HILLS ADDITION  
**Neighborhood Code:** 4S121A

**Latitude:** 32.6805362803  
**Longitude:** -97.3720964303  
**TAD Map:** 2036-368  
**MAPSCO:** TAR-089M



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** SOUTH HILLS ADDITION Block  
2 Lot 12

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905)

**State Code:** A

**Year Built:** 1950

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 02822326  
**Site Name:** SOUTH HILLS ADDITION-2-12  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,023  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 8,069  
**Land Acres<sup>\*</sup>:** 0.1852  
**Pool:** N

+++ Rounded.

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

## OWNER INFORMATION

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**Current Owner:**

MOLINA LUIS

**Primary Owner Address:**

4617 TRAIL LAKE DR  
FORT WORTH, TX 76133

**Deed Date:** 10/29/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220285591](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KROENUNG SUSAN & MEI YING VOLZ	1/4/2002	<a href="#">D202003241</a>	0000000	0000000
KROENUNG SUSAN	1/3/2002	00153740000039	0015374	0000039
MYERS EARL W	12/31/1900	000000000000000	0000000	0000000

## 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	\$0	\$0	\$0	\$0
2024	\$153,575	\$40,000	\$193,575	\$193,575
2023	\$154,946	\$40,000	\$194,946	\$194,946
2022	\$121,408	\$40,000	\$161,408	\$161,408
2021	\$112,691	\$40,000	\$152,691	\$152,691
2020	\$77,178	\$40,000	\$117,178	\$117,178

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.