



## LOCATION

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**Address:** [4712 TEAROSE TR](#)

**City:** FORT WORTH

**Georeference:** 7850D-6-12

**Subdivision:** COLUMBUS HEIGHTS ADDITION

**Neighborhood Code:** 4S004E

**Latitude:** 32.6273214743

**Longitude:** -97.3947169474

**TAD Map:** 2030-348

**MAPSCO:** TAR-103K



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:** COLUMBUS HEIGHTS  
ADDITION Block 6 Lot 12

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CROWLEY ISD (912)

**State Code:** A

**Year Built:** 1999

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 07266421

**Site Name:** COLUMBUS HEIGHTS ADDITION-6-12

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,100

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,523

**Land Acres<sup>\*</sup>:** 0.1956

**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:**

ZHENG CAROL

TRAN CHRISTOPHER

**Primary Owner Address:**

4712 TEAROSE TRL

FORT WORTH, TX 76123

**Deed Date:** 8/10/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223144675](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DUDA JACOB MARK	6/4/2020	<a href="#">D220134105</a>		
ROGERS RONALD MAX	4/27/2006	<a href="#">D206135851</a>	0000000	0000000
WELLS FARGO	5/3/2005	<a href="#">D205132749</a>	0000000	0000000
TRAN TENNY AMH;TRAN TUYET M	10/30/2000	00145980000446	0014598	0000446
STANDARD PACIFIC OF TEXAS INC	4/5/1999	00137580000233	0013758	0000233
HILLWOOD RLD LTD	1/1/1998	00000000000000	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	\$353,484	\$60,000	\$413,484	\$413,484
2023	\$355,212	\$60,000	\$415,212	\$350,733
2022	\$294,008	\$50,000	\$344,008	\$318,848
2021	\$239,862	\$50,000	\$289,862	\$289,862
2020	\$205,000	\$50,000	\$255,000	\$255,000

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

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.