



## LOCATION

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**Address:** [4012 JUSTIN DR](#)

**City:** FORT WORTH

**Georeference:** 17781C-15-25

**Subdivision:** HERITAGE ADDITION-FORT WORTH

**Neighborhood Code:** 3K500A

**Latitude:** 32.9103856816

**Longitude:** -97.2989921071

**TAD Map:** 2060-452

**MAPSCO:** TAR-021Z



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:** HERITAGE ADDITION-FORT WORTH Block 15 Lot 25

**Jurisdictions:**

CITY OF FORT WORTH (026)

TARRANT COUNTY (220)

TARRANT REGIONAL WATER DISTRICT (223)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

CFW PID #7 HERITAGE - RESIDENTIAL (608)

KELLER ISD (907)

**State Code:** A

**Year Built:** 2001

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 07674988

**Site Name:** HERITAGE ADDITION-FORT WORTH-15-25

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,092

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,200

**Land Acres<sup>\*</sup>:** 0.2341

**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

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**Current Owner:**

PHRASAVATH MARY

**Primary Owner Address:**

4012 JUSTIN DR

FORT WORTH, TX 76244

**Deed Date:** 6/23/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222162383](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HO JOSEPH TAU;HO NANCY	9/11/2002	00159820000279	0015982	0000279
SOVEREIGN TEXAS HOMES LTD	10/31/2001	00152420000338	0015242	0000338
HILLWOOD ALLIANCE RESIDNTL LP	1/1/2000	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	\$448,767	\$100,000	\$548,767	\$548,767
2023	\$490,203	\$100,000	\$590,203	\$590,203
2022	\$427,527	\$85,000	\$512,527	\$451,580
2021	\$325,527	\$85,000	\$410,527	\$410,527
2020	\$327,080	\$85,000	\$412,080	\$412,080

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.