



## LOCATION

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**Address:** [4005 CARLSBAD WAY](#)  
**City:** FORT WORTH  
**Georeference:** 817H-12-21  
**Subdivision:** ARCADIA PARK ADDITION  
**Neighborhood Code:** 3K400N

**Latitude:** 32.8984197905  
**Longitude:** -97.3023294991  
**TAD Map:** 2060-448  
**MAPSCO:** TAR-035D



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:** ARCADIA PARK ADDITION  
Block 12 Lot 21

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KELLER ISD (907)

**State Code:** A

**Year Built:** 2004

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 40133222  
**Site Name:** ARCADIA PARK ADDITION-12-21  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,308  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,050  
**Land Acres<sup>\*</sup>:** 0.1388  
**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:**

NAJM SUHAIL A  
ALANI NOUR

**Primary Owner Address:**

12832 LIZZIE PL  
FORT WORTH, TX 76244

**Deed Date:** 5/24/2017  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D217121210](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PABON DAVID;PABON L SAN JUAN	4/1/2004	<a href="#">D204108324</a>	0000000	0000000
FIRST MORTGAGE OF AMERICA LTD	1/9/2004	<a href="#">D204026638</a>	0000000	0000000
KB ARCADIA DEVELOPMENT LTD	1/1/2002	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	\$203,788	\$55,000	\$258,788	\$258,788
2023	\$200,877	\$55,000	\$255,877	\$255,877
2022	\$174,624	\$45,000	\$219,624	\$219,624
2021	\$121,000	\$45,000	\$166,000	\$166,000
2020	\$121,000	\$45,000	\$166,000	\$166,000

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.