



## LOCATION

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**Address:** [4449 FAIRWAY VIEW DR](#)  
**City:** FORT WORTH  
**Georeference:** 24315-30-9  
**Subdivision:** LOST CREEK ADDITION  
**Neighborhood Code:** 4A100M

**Latitude:** 32.7067953607  
**Longitude:** -97.528202502  
**TAD Map:** 1988-376  
**MAPSCO:** TAR-071Y



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:** LOST CREEK ADDITION Block  
30 Lot 9

**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:** 2007

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 40835359

**Site Name:** LOST CREEK ADDITION-30-9

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,217

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,446

**Land Acres<sup>\*</sup>:** 0.2398

**Pool:** Y

<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:**

HICKS JAMIE C

HICKS CLAY B

**Primary Owner Address:**

PO BOX 123889

FORT WORTH, TX 76121

**Deed Date:** 6/6/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217129307](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SARTOR DIANA L;SARTOR GARY L	2/26/2013	<a href="#">D213053388</a>	0000000	0000000
RULLMAN RUNLIAN HE;RULLMAN TIM	11/15/2007	<a href="#">D207412292</a>	0000000	0000000
MARANATHA CONSTRUCTION CO	1/19/2007	<a href="#">D207025716</a>	0000000	0000000
DM BARKOW INC	9/1/2005	<a href="#">D205267873</a>	0000000	0000000
L C HIGHLANDS LIMITED PARTN	1/1/2005	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	\$637,292	\$110,000	\$747,292	\$731,716
2023	\$661,057	\$88,000	\$749,057	\$665,196
2022	\$522,720	\$88,000	\$610,720	\$604,724
2021	\$461,749	\$88,000	\$549,749	\$549,749
2020	\$463,798	\$88,000	\$551,798	\$551,798

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.