



## LOCATION

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**Address:** [4440 SAGECROFT RD](#)  
**City:** FORT WORTH  
**Georeference:** 27993-1-4  
**Subdivision:** KELLEY TRACT  
**Neighborhood Code:** 4S004Z

**Latitude:** 32.5960697699  
**Longitude:** -97.3904884927  
**TAD Map:** 2030-336  
**MAPSCO:** TAR-117B



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:** KELLEY TRACT Block 1 Lot 4

**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:** 2021

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 800057064

**Site Name:** NEWBERRY POINT Block 1 Lot 4

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,933

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,488

**Land Acres<sup>\*</sup>:** 0.1260

**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:**

BENNETT LANIE NICHOLE

**Primary Owner Address:**

4440 SAGECROFT RD  
FORT WORTH, TX 76036

**Deed Date:** 4/28/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222117596](#)

## VALUES

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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 | \$238,000          | \$60,000    | \$298,000    | \$298,000                    |
| 2023 | \$268,190          | \$60,000    | \$328,190    | \$328,190                    |
| 2022 | \$57,184           | \$40,000    | \$97,184     | \$97,184                     |
| 2021 | \$0                | \$28,000    | \$28,000     | \$28,000                     |
| 0    | \$0                | \$0         | \$0          | \$0                          |

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

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- 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.