



**Address:** [4801 BRATCHER ST](#)  
**City:** FORT WORTH  
**Georeference:** 3350--R16  
**Subdivision:** BRATCHER PLACE  
**Neighborhood Code:** 1H050D

**Latitude:** 32.6940522591  
**Longitude:** -97.294056563  
**TAD Map:** 2060-372  
**MAPSCO:** TAR-092A



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** BRATCHER PLACE Lot R16

**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:** 1950

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 00258261

**Site Name:** BRATCHER PLACE-R16

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,742

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,200

**Land Acres<sup>\*</sup>:** 0.2571

**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

**Current Owner:**

IZARRARRAS CRUZ  
IZARRARRAS MELISSA AMANDA VALRIE

**Primary Owner Address:**

4801 BRATCHER ST  
FORT WORTH, TX 76119

**Deed Date:** 4/29/2025

**Deed Volume:**

**Deed Page:**

**Instrument:** [D225078181](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
PKG 10-FTW 188 LLC	12/29/2021	<a href="#">D221379583</a>		
THE L L ATKINS FAMILY LIMITED PARTNERSHIP	4/1/2013	<a href="#">D214199500</a>		
S R DAVIDSON FAMILY LP	12/1/2003	<a href="#">D203446449</a>	0000000	0000000
SEC OF HUD	6/5/2002	00164130000362	0016413	0000362
CHASE MANHATTAN MRTG CORP	1/1/2002	001538200000022	0015382	0000022
HERNANDEZ FRANK;HERNANDEZ JOHNNIE	4/16/1999	00137740000197	0013774	0000197
TRW ENTERPRISES INC	12/1/1998	001355300000025	0013553	0000025
WILLIAMS BESSIE L	12/31/1900	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	\$168,599	\$31,200	\$199,799	\$199,799
2024	\$188,579	\$31,200	\$219,779	\$219,779
2023	\$181,284	\$31,200	\$212,484	\$212,484
2022	\$181,613	\$10,000	\$191,613	\$191,613
2021	\$80,000	\$10,000	\$90,000	\$90,000
2020	\$80,000	\$10,000	\$90,000	\$90,000

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.