



**Address:** [4809 BRATCHER ST](#)  
**City:** FORT WORTH  
**Georeference:** 3350--R18  
**Subdivision:** BRATCHER PLACE  
**Neighborhood Code:** 1H050D

**Latitude:** 32.6935627633  
**Longitude:** -97.294051026  
**TAD Map:** 2060-372  
**MAPSCO:** TAR-092E



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** BRATCHER PLACE Lot R18

**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

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$175,800

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

**Site Number:** 00258296

**Site Name:** BRATCHER PLACE-R18

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,222

**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:**

LUNA SANTIAGO P

**Primary Owner Address:**

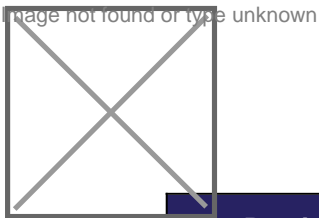
4809 BRATCHER ST  
FORT WORTH, TX 76119-4601

**Deed Date:** 3/17/2005

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D205076094](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SECRETARY OF HUD	12/21/2004	<a href="#">D205006948</a>	0000000	0000000
MIDFIRST BANK	11/2/2004	<a href="#">D204348731</a>	0000000	0000000
THOMAS OLA MAE EST	8/8/1996	00125020001557	0012502	0001557
CASH ALAN B	5/30/1996	00123850000349	0012385	0000349
JENKINS MICHAEL A ETAL	4/21/1993	00123850000322	0012385	0000322
TAYLOR VERA LAVERN	4/29/1968	00045570000115	0004557	0000115

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	\$144,600	\$31,200	\$175,800	\$130,694
2024	\$144,600	\$31,200	\$175,800	\$118,813
2023	\$138,212	\$31,200	\$169,412	\$108,012
2022	\$125,879	\$10,000	\$135,879	\$98,193
2021	\$98,070	\$10,000	\$108,070	\$89,266
2020	\$84,273	\$10,000	\$94,273	\$81,151

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.