



Address: [4301 FAIR PARK BLVD](#)
City: FORT WORTH
Georeference: 6550-B-1A
Subdivision: CARTER PARK ADDITION
Neighborhood Code: OFC-South Tarrant County

Latitude: 32.6850688436
Longitude: -97.3137192142
TAD Map: 2054-368
MAPSCO: TAR-091L



Google Map or type unknown

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

PROPERTY DATA

Legal Description: CARTER PARK ADDITION Block
B Lot 1A

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)

Site Number: 80035922

Site Name: WONDERFUL MEMORIES MEETING HALL

Site Class: OFCLowRise - Office-Low Rise

Parcels: 2

Primary Building Name: MEETING HALL/ WAREHOUSE / 00435228

State Code: F1

Primary Building Type: Commercial

Year Built: 1963

Gross Building Area+++ : 8,113

Personal Property Account: N/A

Net Leasable Area+++ : 7,756

Agent: None

Percent Complete: 100%

Notice Sent Date: 5/1/2025

Land Sqft* : 12,801

Notice Value: \$626,297

Land Acres* : 0.2938

Protest Deadline Date: 5/31/2024

Pool: N

+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

SADLER JAMES M
MORRISON CYNTHIA L

Primary Owner Address:

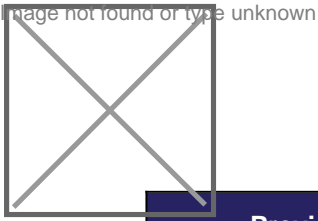
121 VARSITY CIR
ARLINGTON, TX 76013

Deed Date: 8/1/2002

Deed Volume: 0015932

Deed Page: 0000229

Instrument: 00159320000229



Previous Owners	Date	Instrument	Deed Volume	Deed Page
REESE JAMES;REESE WANDA	10/3/1967	00044730000116	0004473	0000116

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 ⁺
2025	\$613,495	\$12,802	\$626,297	\$246,000
2024	\$192,198	\$12,802	\$205,000	\$205,000
2023	\$192,198	\$12,802	\$205,000	\$205,000
2022	\$172,198	\$12,802	\$185,000	\$185,000
2021	\$157,198	\$12,802	\$170,000	\$170,000
2020	\$187,682	\$12,802	\$200,484	\$200,484

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.