



Address: [4712 WASHBURN AVE](#)
City: FORT WORTH
Georeference: 6980-3-33
Subdivision: CHAMBERLAIN ARLINGTON HTS 1ST
Neighborhood Code: 4C121A

Latitude: 32.7436313081
Longitude: -97.3900931816
TAD Map: 2030-388
MAPSCO: TAR-075F



Google Map or type unknown

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

PROPERTY DATA

Legal Description: CHAMBERLAIN ARLINGTON
HTS 1ST Block 3 Lot 33 & 34

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: 00471674

Site Name: CHAMBERLAIN ARLINGTON HTS 1ST-3-33-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,486

Percent Complete: 100%

Land Sqft^{*}: 6,250

Land Acres^{*}: 0.1434

Pool: N

State Code: A

Year Built: 1925

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

KUSHNERICK JAMES G

Primary Owner Address:

4712 WASHBURN AVE
FORT WORTH, TX 76107-3733

Deed Date: 12/31/1900

Deed Volume: 0000000

Deed Page: 0000000

Instrument: 000000000000000

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	\$126,663	\$250,000	\$376,663	\$376,663
2024	\$126,663	\$250,000	\$376,663	\$376,663
2023	\$110,000	\$250,000	\$360,000	\$360,000
2022	\$78,842	\$250,000	\$328,842	\$328,842
2021	\$75,687	\$250,000	\$325,687	\$325,687
2020	\$111,053	\$250,000	\$361,053	\$361,053

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.