

Tarrant Appraisal District

Property Information | PDF

Account Number: 00471674

Latitude: 32.7436313081

TAD Map: 2030-388 MAPSCO: TAR-075F

Longitude: -97.3900931816

Address: 4712 WASHBURN AVE

City: FORT WORTH **Georeference:** 6980-3-33

Subdivision: CHAMBERLAIN ARLINGTON HTS 1ST

Neighborhood Code: 4C121A

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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) Site Number: 00471674

TARRANT COUNTY (220) Site Name: CHAMBERLAIN ARLINGTON HTS 1ST-3-33-20

TARRANT REGIONAL WATER DISTRICT (2 Site Class: A1 - Residential - Single Family

TARRANT COUNTY HOSPITAL (224)

Parcels: 1 TARRANT COUNTY COLLEGE (225)

FORT WORTH ISD (905) Approximate Size+++: 2,486 State Code: A Percent Complete: 100%

Year Built: 1925 **Land Sqft***: 6,250 Personal Property Account: N/A Land Acres*: 0.1434

Agent: None Pool: N

Protest Deadline Date: 5/24/2024

+++ Rounded.

OWNER INFORMATION

Current Owner: Deed Date: 12/31/1900 KUSHNERICK JAMES G Deed Volume: 0000000 **Primary Owner Address: Deed Page: 0000000** 4712 WASHBURN AVE

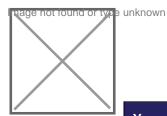
Instrument: 000000000000000 FORT WORTH, TX 76107-3733

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.

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



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.

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.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.