



Address: [4712 BRYCE AVE](#)
City: FORT WORTH
Georeference: 6980-23-33
Subdivision: CHAMBERLAIN ARLINGTON HTS 1ST
Neighborhood Code: RET-Northwest Tarrant County General

Latitude: 32.7398176483
Longitude: -97.3901354546
TAD Map: 2030-388
MAPSCO: TAR-075F



Google Map or type unknown

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

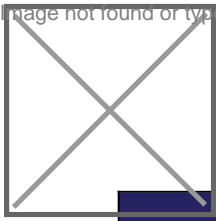
PROPERTY DATA

Legal Description: CHAMBERLAIN ARLINGTON
HTS 1ST Block 23 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)
CFW PID #19 - HISTORIC CAMP BOWIE (639)
FORT WORTH ISD (905)
State Code: C2C
Year Built: 0
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$117,288
Protest Deadline Date: 5/31/2024
Site Number: 800060639
Site Name: 00474037
Site Class: LandVacComNomImp - Commercial Land with Nominal Imp Value
Parcels: 1
Primary Building Name:
Primary Building Type:
Gross Building Area+++: 0
Net Leasable Area+++: 0
Percent Complete: 0%
Land Sqft*: 6,250
Land Acres*: 0.1434
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:
DONEGAL HILLS LP
Primary Owner Address:
1217 CLOVER LN
FORT WORTH, TX 76107
Deed Date: 6/18/2021
Deed Volume:
Deed Page:
Instrument: [D221174698](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
AMERICAN FOOD CLASSICS LLC	1/1/2014	D214029293	0000000	0000000
LUCILE'S LLC	12/21/2000	D207441077	0000000	0000000
LUCILE'S STATESIDE BISTRO INC	11/19/1998	00135350000111	0013535	0000111
AMERICAN FOOD CLASSICS INC	10/18/1994	00117670001533	0011767	0001533
BRINK VELMA M	12/31/1900	00000000000000	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 ⁺
2025	\$100	\$117,188	\$117,288	\$117,288
2024	\$100	\$117,188	\$117,288	\$117,288
2023	\$100	\$117,188	\$117,288	\$117,288
2022	\$100	\$117,188	\$117,288	\$117,288
2021	\$100	\$117,188	\$117,288	\$117,288
2020	\$100	\$117,188	\$117,288	\$117,288

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.