



Address: [4425 MERIDA AVE](#)
City: FORT WORTH
Georeference: 7100-2-16
Subdivision: CHARLESTON HEIGHTS
Neighborhood Code: 4T930N

Latitude: 32.6822837608
Longitude: -97.3550048665
TAD Map: 2042-368
MAPSCO: TAR-090K



Google Map or type unknown

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

PROPERTY DATA

Legal Description: CHARLESTON HEIGHTS Block
2 Lot 16

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: 1952

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$182,126

Protest Deadline Date: 5/24/2024

Site Number: 00530514

Site Name: CHARLESTON HEIGHTS-2-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,140

Percent Complete: 100%

Land Sqft^{*}: 6,982

Land Acres^{*}: 0.1602

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:

HERNANDEZ ANA C
HERANDEZ EDITH E F

Primary Owner Address:

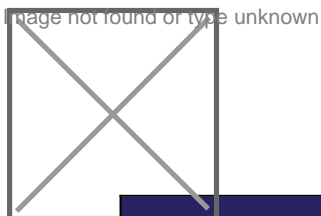
4412 MERIDA AVE
FORT WORTH, TX 76115

Deed Date: 6/13/2016

Deed Volume:

Deed Page:

Instrument: [D216128388](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
AVOCET VENTURES LP	3/10/2016	D216050598		
STREET CAPITAL RENTALS-II LLC	9/23/2008	D208372096	0000000	0000000
NPOT PARTNERS I LP	3/11/2008	D208086651	0000000	0000000
RICE JAMES H TRUSTEE	7/18/2006	D206227490	0000000	0000000
COLE VICKY	7/18/2006	D206227489	0000000	0000000
WOOD WARREN DALE	4/8/2005	D205260583	0000000	0000000
ONEAL NANCY WOOD	12/8/2002	00162390000504	0016239	0000504
WOOD NANCY	7/14/1980	00000000000000	0000000	0000000
WOOD H L	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	\$140,234	\$41,892	\$182,126	\$113,361
2024	\$140,234	\$41,892	\$182,126	\$103,055
2023	\$157,615	\$41,892	\$199,507	\$93,686
2022	\$138,671	\$20,000	\$158,671	\$85,169
2021	\$85,798	\$20,000	\$105,798	\$77,426
2020	\$98,665	\$20,000	\$118,665	\$70,387

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.