



**Address:** [4412 MERIDA AVE](#)  
**City:** FORT WORTH  
**Georeference:** 7100-3-6  
**Subdivision:** CHARLESTON HEIGHTS  
**Neighborhood Code:** 4T930N

**Latitude:** 32.6827059725  
**Longitude:** -97.355729489  
**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  
3 Lot 6

**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:** 1949

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$191,426

**Protest Deadline Date:** 5/24/2024

**Site Number:** 00530603

**Site Name:** CHARLESTON HEIGHTS-3-6

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,170

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,320

**Land Acres<sup>\*</sup>:** 0.2139

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> 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

**Primary Owner Address:**

4412 MERIDA AVE  
FORT WORTH, TX 76115-1911

**Deed Date:** 1/30/2007

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D207050567](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
QUINTANILLA RAUL	11/22/1997	00129970000428	0012997	0000428
MERRITT LYNELLE	11/21/1997	00129970000431	0012997	0000431
MERRITT JAMES EST;MERRITT LYNELLE	12/31/1900	00053810000857	0005381	0000857

## 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 <sup>+</sup>
2025	\$147,106	\$44,320	\$191,426	\$102,148
2024	\$147,106	\$44,320	\$191,426	\$92,862
2023	\$164,824	\$44,320	\$209,144	\$84,420
2022	\$145,597	\$20,000	\$165,597	\$76,745
2021	\$91,859	\$20,000	\$111,859	\$69,768
2020	\$73,129	\$20,000	\$93,129	\$63,425

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.