



Address: [1311 HILL PL](#)
City: FORT WORTH
Georeference: 7110-112-2-12
Subdivision: CHARLEY'S SUBDIVISION
Neighborhood Code: 2M110A

Latitude: 32.7744966496
Longitude: -97.3632058994
TAD Map: 2042-400
MAPSCO: TAR-062N



Google Map or type unknown

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

PROPERTY DATA

Legal Description: CHARLEY'S SUBDIVISION
Block 112 N 100' W 1/2 2

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: 1927
Personal Property Account: N/A
Agent: TARRANT PROPERTY TAX SERVICE (00065)
Notice Sent Date: 4/15/2025
Notice Value: \$205,028
Protest Deadline Date: 5/24/2024

Site Number: 00530689
Site Name: CHARLEY'S SUBDIVISION-112-2-12
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,008
Percent Complete: 100%
Land Sqft^{*}: 4,732
Land Acres^{*}: 0.1086
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:
MY FOUR SONS INVESTMENT LP
Primary Owner Address:
1509 NW 28TH ST
FORT WORTH, TX 76164-6842

Deed Date: 12/19/2008
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D208463164](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SIMS PATRICK DON	12/31/1900	0000000000000000	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	\$115,223	\$33,124	\$148,347	\$148,347
2024	\$171,904	\$33,124	\$205,028	\$142,322
2023	\$94,942	\$23,660	\$118,602	\$118,602
2022	\$68,855	\$15,000	\$83,855	\$83,855
2021	\$57,500	\$15,000	\$72,500	\$72,500
2020	\$57,500	\$15,000	\$72,500	\$72,500

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.