



**Address:** [4016 HAWLET ST](#)  
**City:** FORT WORTH  
**Georeference:** 7350-17-30-30  
**Subdivision:** CLAIREMONT PLACE  
**Neighborhood Code:** 1H040J

**Latitude:** 32.7343652768  
**Longitude:** -97.2660145267  
**TAD Map:** 2072-388  
**MAPSCO:** TAR-078M



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** CLAIREMONT PLACE Block 17  
Lot E 29' 30 & W 20' 31

**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:** 1946

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$188,325

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

**Site Number:** 00545031

**Site Name:** CLAIREMONT PLACE-17-30-30

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,358

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,500

**Land Acres<sup>\*</sup>:** 0.1721

**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:**

CANO PEDRO E

**Primary Owner Address:**

4016 HAWLET ST  
FORT WORTH, TX 76103-3923

**Deed Date:** 7/7/2006

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D206217231](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CANO PEDRO;CANO PEDRO E CANO	1/11/2000	00141830000071	0014183	0000071
PENLE INVESTMENTS CORP	9/29/1999	00140470000558	0014047	0000558
KINCADE LUCILLE	8/10/1981	00000000000000	0000000	0000000
KINCADE IRA M;KINCADE LUCILLE	12/31/1900	00026180000417	0002618	0000417
LUCILLE KINCADE	12/30/1900	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 <sup>+</sup>
2025	\$165,825	\$22,500	\$188,325	\$141,852
2024	\$165,825	\$22,500	\$188,325	\$128,956
2023	\$125,469	\$22,500	\$147,969	\$117,233
2022	\$119,656	\$5,000	\$124,656	\$106,575
2021	\$91,886	\$5,000	\$96,886	\$96,886
2020	\$86,762	\$5,000	\$91,762	\$88,219

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.