

Tarrant Appraisal District

Property Information | PDF

Account Number: 00555568

Address: 4524 NOLAN ST City: FORT WORTH

Georeference: 7570-4-9-30

Subdivision: COBBS ORCHARD ADDITION

Neighborhood Code: 1H050D

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

## PROPERTY DATA

Legal Description: COBBS ORCHARD ADDITION

Block 4 N 37.5' 9 & S 37.5' 10

**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: 1947

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025 Notice Value: \$125.922

Protest Deadline Date: 5/24/2024

Site Number: 00555568

Site Name: COBBS ORCHARD ADDITION-4-9-30

Site Class: A1 - Residential - Single Family

Latitude: 32.6972273921

**TAD Map:** 2066-372 **MAPSCO:** TAR-092C

Longitude: -97.2761097352

Parcels: 1

Approximate Size+++: 1,503
Percent Complete: 100%

Land Sqft\*: 13,125 Land Acres\*: 0.3013

Pool: N

+++ Rounded.

## **OWNER INFORMATION**

**Current Owner:** 

FRANKLIN KENNETH FRANKLIN STEPHAN Primary Owner Address:

4524 NOLAN ST

FORT WORTH, TX 76119-3416

Deed Volume: 0008929 Deed Page: 0000550

Instrument: 00089290000550

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BRYMER RUFUS R	12/31/1900	000000000000000	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$92,797	\$33,125	\$125,922	\$105,287
2024	\$92,797	\$33,125	\$125,922	\$95,715
2023	\$92,728	\$33,125	\$125,853	\$87,014
2022	\$91,348	\$4,000	\$95,348	\$79,104
2021	\$68,498	\$4,000	\$72,498	\$71,913
2020	\$61,375	\$4,000	\$65,375	\$65,375

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.