



Address: [4418 ERATH ST](#)
City: FORT WORTH
Georeference: 7570-13-10
Subdivision: COBBS ORCHARD ADDITION
Neighborhood Code: 1H050D

Latitude: 32.6993776379
Longitude: -97.2735259203
TAD Map: 2066-372
MAPSCO: TAR-092C



Google Map or type unknown

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

PROPERTY DATA

Legal Description: COBBS ORCHARD ADDITION
Block 13 Lot 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: 1946

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$97,752

Protest Deadline Date: 5/24/2024

Site Number: 00557021

Site Name: COBBS ORCHARD ADDITION 13 10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 988

Percent Complete: 100%

Land Sqft^{*}: 10,500

Land Acres^{*}: 0.2410

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:

LANE DANIEL RUDZAVICE
LANE JOHN

Primary Owner Address:

4418 ERATH ST
FORT WORTH, TX 76119-3406

Deed Date: 1/1/2016

Deed Volume:

Deed Page:

Instrument: 000156400000188

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LANE DANIEL RUDZAVICE;LANE JOHN	4/29/2002	00156400000188	0015640	0000188
HAMILTON JANE	2/29/2000	00144010000525	0014401	0000525
EATON WILLIAM E	10/5/1999	00000000000000	0000000	0000000
HOLDER WILLIAM MILLARD	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	\$67,252	\$30,500	\$97,752	\$74,923
2024	\$67,252	\$30,500	\$97,752	\$68,112
2023	\$67,155	\$30,500	\$97,655	\$61,920
2022	\$66,054	\$5,000	\$71,054	\$56,291
2021	\$48,474	\$5,000	\$53,474	\$51,174
2020	\$42,533	\$5,000	\$47,533	\$46,522

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)
- HOMESTEAD DISABLED PERSON 11.13 (c)

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.