



Address: [4320 LUBBOCK AVE](#)
City: FORT WORTH
Georeference: 7625-4-4-30
Subdivision: COLE HIGHLANDS ADDITION
Neighborhood Code: 4T930N

Latitude: 32.6837077162
Longitude: -97.3569506018
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: COLE HIGHLANDS ADDITION
Block 4 S45'4 N5'3

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: OCONNOR & ASSOCIATES (00436)

Notice Sent Date: 4/15/2025

Notice Value: \$90,408

Protest Deadline Date: 5/24/2024

Site Number: 00560316

Site Name: COLE HIGHLANDS ADDITION-4-4-30

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 736

Percent Complete: 100%

Land Sqft^{*}: 7,000

Land Acres^{*}: 0.1606

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:

AADCS SANCHEZ FAMILY TRUST

Primary Owner Address:

PO BOX 331286
FORT WORTH, TX 76163

Deed Date: 8/22/2024

Deed Volume:

Deed Page:

Instrument: [D224150187](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SANCHEZ ALBERT	6/19/1996	00124090001172	0012409	0001172
DYSON NANNIE M	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. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2025	\$41,311	\$42,000	\$83,311	\$83,311
2024	\$48,408	\$42,000	\$90,408	\$90,408
2023	\$37,905	\$42,000	\$79,905	\$79,905
2022	\$52,530	\$20,000	\$72,530	\$72,530
2021	\$28,000	\$20,000	\$48,000	\$48,000
2020	\$28,000	\$20,000	\$48,000	\$48,000

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.