



**Address:** [4324 M AVE](#)  
**City:** FORT WORTH  
**Georeference:** 7660-10-4  
**Subdivision:** COLLEGE HEIGHTS ADDITION-FW  
**Neighborhood Code:** 1H040N

**Latitude:** 32.7242975403  
**Longitude:** -97.2583759154  
**TAD Map:** 2072-384  
**MAPSCO:** TAR-079N



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** COLLEGE HEIGHTS ADDITION-FW Block 10 Lot 4

**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:** 1958

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$319,358

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

**Site Number:** 00562696

**Site Name:** COLLEGE HEIGHTS ADDITION-FW-10-4

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,640

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 24,829

**Land Acres<sup>\*</sup>:** 0.5700

**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:**

PEREZ J C

PEREZ O AGUILAR DE P

**Primary Owner Address:**

4324 M AVE

FORT WORTH, TX 76105-2616

**Deed Date:** 6/9/2004

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D204182446](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ASSOC FIRST CAPITAL CORP	10/7/2003	<a href="#">D203385827</a>	0000000	0000000
MENDEZ AUGUSTINE LARA;MENDEZ JANIE	3/6/1998	00131370000136	0013137	0000136
PERRY MIKAL J	11/24/1997	00129900000259	0012990	0000259
FORT WORTH CITY OF	2/7/1997	00127480000383	0012748	0000383
WILLIAMS CAROLYN LOUISE	2/12/1990	00098380001614	0009838	0001614
WILLIAMS JOE	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 <sup>+</sup>
2025	\$274,529	\$44,829	\$319,358	\$96,632
2024	\$274,529	\$44,829	\$319,358	\$87,847
2023	\$242,007	\$44,829	\$286,836	\$79,861
2022	\$234,152	\$5,000	\$239,152	\$72,601
2021	\$160,000	\$5,000	\$165,000	\$66,001
2020	\$148,922	\$5,000	\$153,922	\$60,001

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.