



**Address:** [4809 MILLER AVE](#)  
**City:** FORT WORTH  
**Georeference:** 8443-1-2  
**Subdivision:** COUCH, J T ADDITION  
**Neighborhood Code:** Car Wash General

**Latitude:** 32.6914928667  
**Longitude:** -97.2628422315  
**TAD Map:** 2072-372  
**MAPSCO:** TAR-092H



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** COUCH, J T ADDITION Block 1  
Lot 2 & 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:** F1

**Year Built:** 1988

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$49,476

**Protest Deadline Date:** 5/31/2024

**Site Number:** 80049001

**Site Name:** SPOT FREE RINSE

**Site Class:** InterimUseComm - Interim Use-Commercial

**Parcels:** 1

**Primary Building Name:** SPOT FREE RINSE / 00634530

**Primary Building Type:** Commercial

**Gross Building Area<sup>+++</sup>:** 2,160

**Net Leasable Area<sup>+++</sup>:** 0

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 21,545

**Land Acres<sup>\*</sup>:** 0.4946

**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:**

Wafa Business LLC - MILLER AVE

**Primary Owner Address:**

7203 Rustic Rock Rd  
Arlington, TX 76001

**Deed Date:** 3/11/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221067680](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GILKEY N LUCILLE	5/31/2016	<a href="#">D216116110</a>		
OVRUCH INC	1/3/2002	00154130000128	0015413	0000128
MOUW KAREN T;MOUW WILLIAM B	7/1/1993	00111330000512	0011133	0000512
BLAUVELT BRAD C	11/22/1988	00094440000997	0009444	0000997
DOBBS-APPERSON JV	11/23/1987	00091300002236	0009130	0002236
TATUM ALVIN D;TATUM BRAXTON L	2/10/1983	00074440000545	0007444	0000545
TATUM C A	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	\$1,000	\$48,476	\$49,476	\$27,054
2024	\$1,000	\$21,545	\$22,545	\$22,545
2023	\$1,000	\$21,545	\$22,545	\$22,545
2022	\$1,000	\$21,545	\$22,545	\$22,545
2021	\$155,407	\$21,545	\$176,952	\$176,952
2020	\$154,372	\$21,545	\$175,917	\$175,917

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.