



**Address:** [4117 VALENTINE ST](#)  
**City:** FORT WORTH  
**Georeference:** 13410-23-16  
**Subdivision:** FACTORY PLACE ADDITION  
**Neighborhood Code:** 4D004A

**Latitude:** 32.7278492179  
**Longitude:** -97.378778347  
**TAD Map:** 2036-384  
**MAPSCO:** TAR-075L



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** FACTORY PLACE ADDITION  
Block 23 Lot 16

**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:** 1945

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Notice Value:** \$190,426

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

**Site Number:** 00896489

**Site Name:** FACTORY PLACE ADDITION-23-16

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 960

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,000

**Land Acres<sup>\*</sup>:** 0.1377

**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:**

MENDOZA JOHN PAUL III

**Primary Owner Address:**

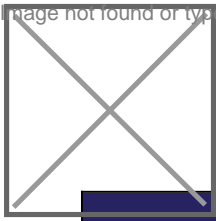
4117 VALENTINE ST  
FORT WORTH, TX 76107

**Deed Date:** 3/15/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221069120](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MENDOZA JUAN PAUL JR	8/21/2009	<a href="#">D209244251</a>	0000000	0000000
MENDOZA ADELA FLORES EST	7/10/1973	000000000000000	0000000	0000000
MENDOZA ADELA;MENDOZA JUAN EST	12/31/1900	00050620000473	0005062	0000473

## 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	\$155,426	\$35,000	\$190,426	\$114,602
2024	\$155,426	\$35,000	\$190,426	\$104,184
2023	\$163,374	\$35,000	\$198,374	\$94,713
2022	\$51,103	\$35,000	\$86,103	\$86,103
2021	\$51,103	\$35,000	\$86,103	\$86,103
2020	\$51,103	\$35,000	\$86,103	\$86,103

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.