



**Address:** [4316 VALENTINE ST](#)  
**City:** FORT WORTH  
**Georeference:** 13410-31-6  
**Subdivision:** FACTORY PLACE ADDITION  
**Neighborhood Code:** 4D004A

**Latitude:** 32.7263283402  
**Longitude:** -97.3820044995  
**TAD Map:** 2036-384  
**MAPSCO:** TAR-075Q



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 31 Lot 6

**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:** 1950

**Personal Property Account:** N/A

**Agent:** GOODRICH REALTY CONSULTING (00974)

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

**Site Number:** 00897612

**Site Name:** FACTORY PLACE ADDITION-31-6

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 970

**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:**

MCKINNEY LIVING TRUST

**Primary Owner Address:**

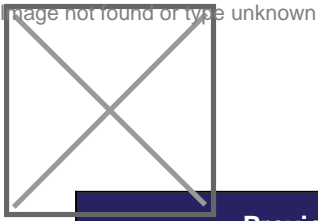
4324 HYATT CT  
FORT WORTH, TX 76116-8109

**Deed Date:** 11/21/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219269136](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCKINNEY JERRY D;MCKINNEY LINDA J	11/9/1995	00121650001168	0012165	0001168
PARKS CLAUDIA P;PARKS GERALD B	1/21/1987	00088250001980	0008825	0001980
PARTAIN CLAUDIA;PARTAIN SAMMY D	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	\$187,000	\$35,000	\$222,000	\$222,000
2024	\$187,000	\$35,000	\$222,000	\$222,000
2023	\$165,100	\$35,000	\$200,100	\$200,100
2022	\$130,000	\$35,000	\$165,000	\$165,000
2021	\$130,000	\$35,000	\$165,000	\$165,000
2020	\$107,000	\$35,000	\$142,000	\$142,000

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.