



**Address:** [4304 VALENTINE ST](#)  
**City:** FORT WORTH  
**Georeference:** 13410-31-9  
**Subdivision:** FACTORY PLACE ADDITION  
**Neighborhood Code:** 4D004A

**Latitude:** 32.7265924561  
**Longitude:** -97.3816190123  
**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 9

**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:** 1942

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 00897647

**Site Name:** FACTORY PLACE ADDITION-31-9

**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:**

BLUE CYPRESS DEVELOPMENT LLC  
JENKINS EDUARDO PAUL

**Primary Owner Address:**

401 N FM 1187 STE 100  
ALEDO, TX 76008

**Deed Date:** 10/7/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219229239](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BECERRA OLGA RAMOS	12/4/1984	<a href="#">D216223409</a>		
BECERRA OLG;GARCIA FERNANDA	12/31/1900	00000000000000	0000000	0000000



## VALUES

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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	\$183,812	\$35,000	\$218,812	\$218,812
2024	\$183,812	\$35,000	\$218,812	\$218,812
2023	\$164,360	\$35,000	\$199,360	\$199,360
2022	\$135,292	\$35,000	\$170,292	\$170,292
2021	\$110,000	\$35,000	\$145,000	\$145,000
2020	\$110,000	\$35,000	\$145,000	\$145,000

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

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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.