



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⁺⁺⁺: 970
Percent Complete: 100%
Land Sqft^{*}: 6,000
Land Acres^{*}: 0.1377
Pool: N

⁺⁺⁺ Rounded.

^{*} 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	D216223409		
BECERRA OLG;GARCIA FERNANDA	12/31/1900	000000000000000	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 ⁺
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

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.