



**Address:** [4013 LOVELL AVE](#)  
**City:** FORT WORTH  
**Georeference:** 13410-39-15  
**Subdivision:** FACTORY PLACE ADDITION  
**Neighborhood Code:** 4D004C

**Latitude:** 32.7307265572  
**Longitude:** -97.377513174  
**TAD Map:** 2036-384  
**MAPSCO:** TAR-075M



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 39 Lot 15  
**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  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$272,546  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 00899305  
**Site Name:** FACTORY PLACE ADDITION-39-15  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,096  
**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:**  
MCCOWN PAUL MICHAEL  
**Primary Owner Address:**  
4013 LOVELL AVE  
FORT WORTH, TX 76107-5523

**Deed Date:** 2/2/2009  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D209029620](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCCOWN KENDRA;MCCOWN PAUL M	2/20/2006	<a href="#">D206056691</a>	0000000	0000000
CHALMERS CRAIG;CHALMERS STACY D	2/21/2003	00064320000232	0006432	0000232
BARNES BETTY VESTAL	4/30/1984	00078130000708	0007813	0000708
J L VESTAL	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	\$217,546	\$55,000	\$272,546	\$238,107
2024	\$217,546	\$55,000	\$272,546	\$216,461
2023	\$202,448	\$55,000	\$257,448	\$196,783
2022	\$173,899	\$55,000	\$228,899	\$178,894
2021	\$156,551	\$55,000	\$211,551	\$162,631
2020	\$144,299	\$55,000	\$199,299	\$147,846

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.