



Address: [4009 EL CAMPO AVE](#)
City: FORT WORTH
Georeference: 13410-61-18
Subdivision: FACTORY PLACE ADDITION
Neighborhood Code: 4C210C

Latitude: 32.7359242849
Longitude: -97.3772937217
TAD Map: 2036-388
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 61 Lot 18

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: 1941

Personal Property Account: N/A

Agent: OCONNOR & ASSOCIATES (00436)

Protest Deadline Date: 5/24/2024

Site Number: 00902640

Site Name: FACTORY PLACE ADDITION-61-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,683

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:

HUTCHISON ALEXANDRIA PEARCE

Primary Owner Address:

4009 EL CAMPO AVE
FORT WORTH, TX 76107

Deed Date: 9/24/2021

Deed Volume:

Deed Page:

Instrument: [D221281368](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DITMORE JASON S	5/13/2021	D221138766		
RAYNAUD BEVERLY W	7/7/2000	00144290000234	0014429	0000234
FINLEY GAY L;FINLEY KEVIN	6/16/1994	00116260000754	0011626	0000754
MILLER CARMEN;MILLER RANDALL E	3/30/1987	00088970001553	0008897	0001553
UTLEY S JOSEPHINE	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 ⁺
2025	\$246,014	\$150,000	\$396,014	\$396,014
2024	\$261,778	\$150,000	\$411,778	\$411,778
2023	\$259,840	\$150,000	\$409,840	\$394,045
2022	\$208,223	\$150,000	\$358,223	\$358,223
2021	\$88,474	\$150,000	\$238,474	\$238,474
2020	\$98,065	\$150,000	\$248,065	\$248,065

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.