



**Address:** [4005 EL CAMPO AVE](#)  
**City:** FORT WORTH  
**Georeference:** 13410-61-19  
**Subdivision:** FACTORY PLACE ADDITION  
**Neighborhood Code:** 4C210C

**Latitude:** 32.7359225461  
**Longitude:** -97.3771295316  
**TAD Map:** 2036-388  
**MAPSCO:** TAR-075M



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This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** FACTORY PLACE ADDITION  
Block 61 Lot 19

**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:** \$407,435

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

**Site Number:** 00902659

**Site Name:** FACTORY PLACE ADDITION-61-19

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,388

**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:**

TMI INVESTMENTS LLC

**Primary Owner Address:**

4728 WASHBURN AVE  
FORT WORTH, TX 76107

**Deed Date:** 9/18/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224166826](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SMITH KAYSON WAYNE	4/12/2022	<a href="#">D222097983</a>		
WHITE DAVID M;WILSON JAMES	4/12/2021	<a href="#">D221100524</a>		
DITMORE JASON	12/21/2020	<a href="#">D220339415</a>		
STEELE LAURA	11/5/2012	<a href="#">D212276821</a>	0000000	0000000
FRYE AUSTIN N	6/19/2009	<a href="#">D209169661</a>	0000000	0000000
MCCOMBS J NEAL;MCCOMBS LINDA	7/2/2004	<a href="#">D204229347</a>	0000000	0000000
CENDANT MOBILITY FINANCIAL COR	6/7/2004	<a href="#">D204229346</a>	0000000	0000000
KERNAN AMBER;KERNAN GRANT	6/6/2001	00149650000355	0014965	0000355
CASH ALAN B	6/21/2000	00144290000322	0014429	0000322
LOEWE PATSY	1/14/1999	00136180000079	0013618	0000079
LOEWE FRANCES E EST	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	\$257,435	\$150,000	\$407,435	\$407,435
2024	\$257,435	\$150,000	\$407,435	\$407,435
2023	\$247,061	\$150,000	\$397,061	\$397,061
2022	\$177,260	\$150,000	\$327,260	\$327,260
2021	\$75,360	\$150,000	\$225,360	\$225,360
2020	\$77,500	\$150,000	\$227,500	\$227,500

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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## Tarrant Appraisal District Property Information | PDF

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.