



**Address:** [1004 CLECKLER AVE](#)  
**City:** FORT WORTH  
**Georeference:** 15040-4-2  
**Subdivision:** GARDEN ADDITION TO RIVERSIDE  
**Neighborhood Code:** 3H050I

**Latitude:** 32.777309766  
**Longitude:** -97.3002906624  
**TAD Map:** 2060-404  
**MAPSCO:** TAR-063R



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** GARDEN ADDITION TO RIVERSIDE Block 4 Lot 2

**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:** 1948

**Personal Property Account:** N/A

**Agent:** JEFFERY R WOLF (11799)

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

**Site Number:** 01030965

**Site Name:** GARDEN ADDITION TO RIVERSIDE-4-2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,727

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,040

**Land Acres<sup>\*</sup>:** 0.1845

**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:**

MCGUFFIN ERIK

MCGUFFIN LESLIE

**Primary Owner Address:**

1004 CLECKLER AVE  
FORT WORTH, TX 76111

**Deed Date:** 1/15/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216008801](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FRANSEN DINA L	7/3/2008	<a href="#">D208262980</a>	0000000	0000000
WELLS FARGO BANK N A	3/4/2008	<a href="#">D208088212</a>	0000000	0000000
FREEMAN RICHARD	11/1/2006	<a href="#">D206346410</a>	0000000	0000000
COULTER FAMILY LAND TRUST	9/28/2006	<a href="#">D206336004</a>	0000000	0000000
COULTER ANDRE	6/16/2006	<a href="#">D206207406</a>	0000000	0000000
ACRREDITED HOME LENDERS INC	8/2/2005	<a href="#">D205233815</a>	0000000	0000000
SMITH CHAD	12/5/2003	<a href="#">D203456126</a>	0000000	0000000
TAYLOR RITCHIE	12/29/1999	00141640000284	0014164	0000284
BARNES RAY A	6/1/1996	00124090000219	0012409	0000219
HOWARD EDNA;HOWARD JOHN	11/21/1990	00101080001528	0010108	0001528
SECRETARY OF HUD	1/30/1990	00098340001717	0009834	0001717
J I KISLAK MTG SERV CORP	12/8/1989	00097870000077	0009787	0000077
CATELLON DAMASCO R	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	\$229,487	\$40,200	\$269,687	\$269,687
2024	\$229,487	\$40,200	\$269,687	\$269,687
2023	\$204,267	\$40,200	\$244,467	\$244,467
2022	\$169,860	\$28,140	\$198,000	\$198,000
2021	\$151,800	\$10,000	\$161,800	\$161,800
2020	\$168,928	\$10,000	\$178,928	\$178,928

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.